



**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 408 Munson Street Rockwall, Texas 75087

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

## 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: \_\_\_\_\_

OWNER(S) NAME Matthew Moses

APPLICANT(S) NAME \_\_\_\_\_

ADDRESS 408 Munson Street  
Rockwall, TX 75087

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

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

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

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 10,000 - 17,000

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.

on white paper...

## 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



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
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- LOCAL LANDMARK EVALUATION & DESIGNATION
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- SMALL MATCHING GRANT APPLICATION

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SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

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APPLICANT(S) NAME \_\_\_\_\_

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Rockwall, TX 75087

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

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CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY:

new fence

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OWNER'S SIGNATURE

Matthew Moses

APPLICANT'S SIGNATURE

\_\_\_\_\_

## Project Description:

my wife and I just moved into the 408 house. We just got married in may of 2025. This is our first house. The house currently does not have a fence. The neighbors do have 6', 7' and 8' fences the run along the backyard. We would like to install an 8' fence to match the neighbors so we can have privacy in the backyard. In addition, we have a dog that loves to be outside. We are having to take her on a leash to go pee, etc. so we would like to get the fence built asap. The fence will be a 213' Cedar Bob 8' tall fence. The fence in the front will cover our kitchen and shower windows for privacy. I have sent photos in the portal to show our house and where the fence will be.

























# 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:** December 18, 2025

**APPLICANT:** Matthew Moses

**CASE NUMBER:** H2025-022; *Certificate of Appropriateness (COA) for 408 Munson Street*

### SUMMARY

Hold a public hearing to discuss and consider a request by Matthew Moses for the approval of a Certificate of Appropriateness (COA) to allow the construction of a new fence on a *Medium Contributing Property* being an ~0.28-acre tract of land identified as a portion of Lots 4, 5, & 6, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 408 Munson Street, and take any action necessary.

### BACKGROUND

The 1,636 SF single-family home -- *situated on 408 Munson Street* -- was constructed circa 1919 in the *Bungalow* style with *Craftsman* stylistic influences. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium-Contributing Property*. The *2017 Historic Resource Survey* also states that the windows and doors of the structure have been replaced. In addition to the single-family home, there is a 400 SF *Detached Garage* constructed in 2008. The subject property is a part of Old Town Rockwall (OTR) Historic District, and was annexed prior to 1905 based on the July 1905 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 rezoned 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: SUBJECT PROPERTY AS OF JUNE 2025

### PURPOSE

The applicant -- *Matthew Moses*-- is requesting approval of a Certificate of Appropriateness (COA) for the construction of an eight (8) foot cedar fence on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 408 Munson Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Munson Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.185-acre parcel of land (*i.e. 409 Munson Street*) developed with a *Medium Contributing* single-family home. Following this are two (2) parcels of land (*i.e. 304 & 302 Tyler Street*) developed with *Non-Contributing* single-family homes. North of this is the unimproved right-of-way (ROW) for Denison Street.

All of these properties are located within the Old Town Rockwall (OTR) Historic District and zoned Single Family 7 (SF-7) District.

South: Directly south of the subject are two (2) parcels of land (i.e. 406 Tyler Street & 509 Storrs Street) developed with *Non-Contributing* single-family homes, zoned Single Family 7 (SF-7) District, and located within the Old Town Rockwall (OTR) Historic District. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District. Following this is Storrs Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is the boundary of the Old Town Rockwall (OTR) Historic District. Beyond this is Tyler Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are seven (7) parcels of land, one (1) vacant (i.e. 508 Munson Street) and six (6) developed within single-family homes. All of these properties are zoned Single Family 7 (SF-7) District. East of this is S. Clark Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 0.1980-acre parcel of land (i.e. 406 Munson Street) developed with a *Medium Contributing* single-family home. Beyond this is an unimproved alleyway. Following this is a 0.3210-acre parcel of land (i.e. 402 Munson Street) developed with a *High Contributing* single-family home. Both of these properties are within the Old Town Rockwall (OTR) Historic District and zoned Single Family 7 (SF-7) District. West of this is Star Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY





**CONDITIONS OF APPROVAL**

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

- (1) The applicant must apply for a *Building Permit* after the approval of the Certificate of Appropriateness (COA) has been granted;
- (2) 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

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OWNER'S SIGNATURE

Matthew Moses

APPLICANT'S SIGNATURE

\_\_\_\_\_



H2025-022: Certificate of Appropriateness (COA)  
for 408 Munson 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.

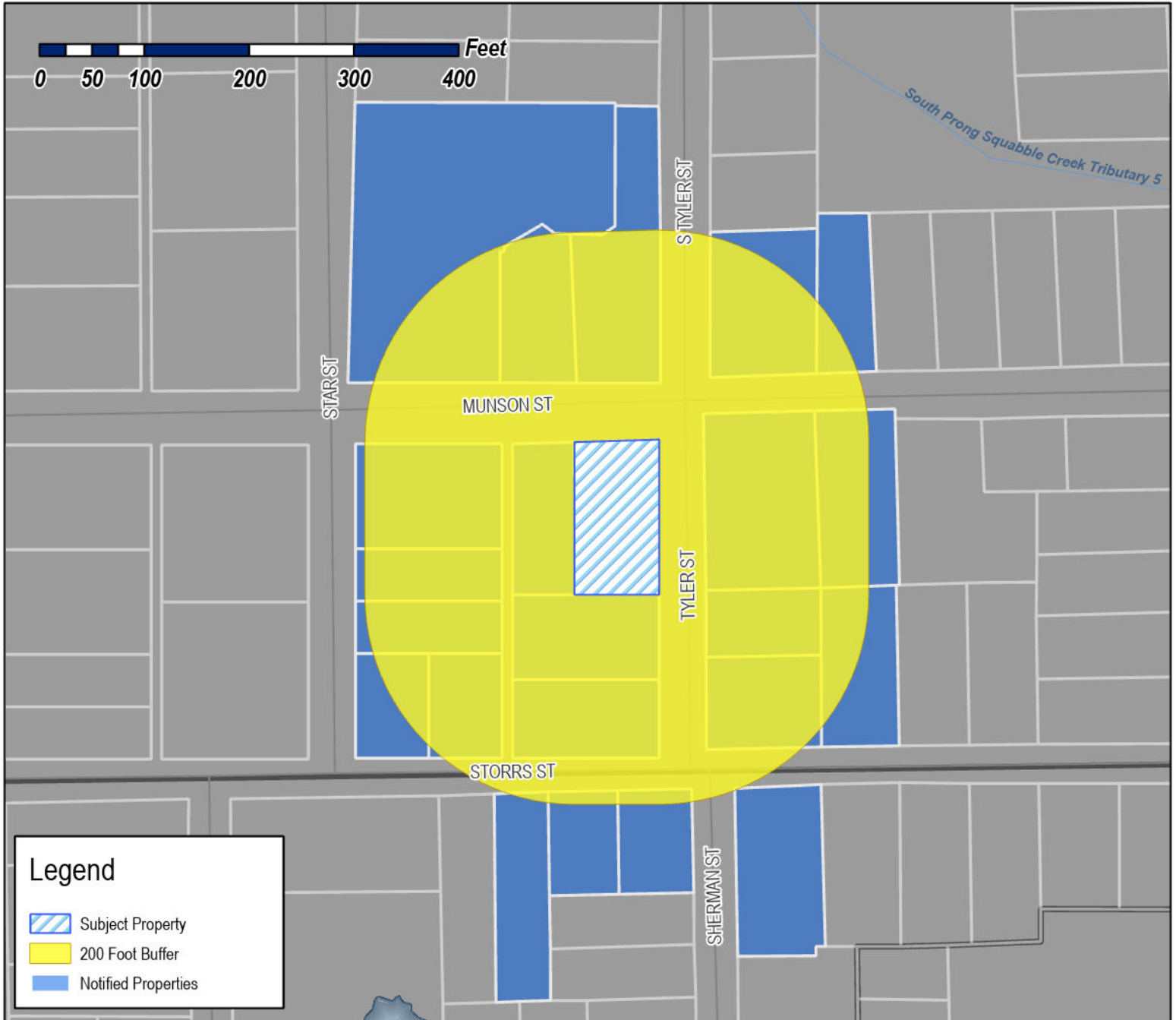




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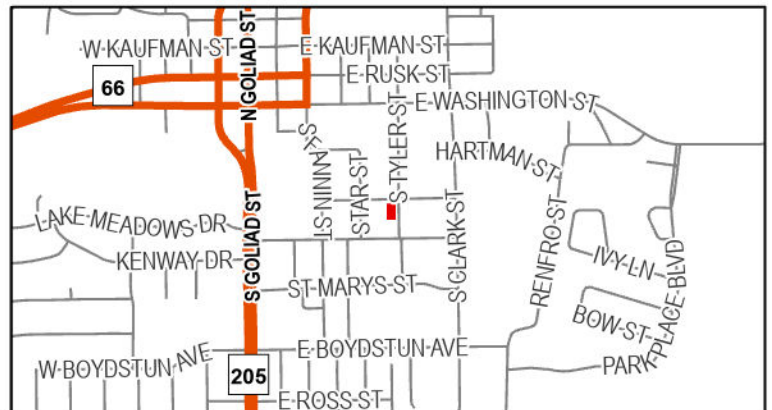
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**Case Number:** H2025-022  
**Case Name:** Certificate of Appropriateness (COA) for a Medium Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 408 Munson Street

**Date Saved:** 12/3/2025

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



HALL BLAKELEY AND CATHERINE  
1006 TIMBERLINE DRIVE  
ROCKWALL, TX 75032

MORGENSTERN CHRISTIAN  
1957 E. FM 550  
ROCKWALL, TX 75032

HALL BLAKELEY AND CATHERINE  
207 EAST RUSK STREET  
ROCKWALL, TX 75087

ROGGENKAMP KAREN  
309 STAR ST  
ROCKWALL, TX 75087

RESIDENT  
402 MUNSON ST  
ROCKWALL, TX 75087

COOK RENE COMPTON  
403 STAR ST  
ROCKWALL, TX 75087

COOK KASHONDRA RENE  
405 Star St  
Rockwall, TX 75087

TOVAR LUIS & MARICELA  
405 TYLER ST  
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA  
405 TYLER ST  
ROCKWALL, TX 75087

ROBERTSON BETHANY & JAKE  
406 MUNSON ST  
ROCKWALL, TX 75087

LECOUR CARY &  
MARISA SCHEXNAYDER  
406 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
407 MUNSON ST  
ROCKWALL, TX 75087

NORBURY ROBERT G & RITA M  
408 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
409 MUNSON ST  
ROCKWALL, TX 75087

HUDSON KATIE  
501 MUNSON ST  
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES LLC  
501 STORRS STREET  
ROCKWALL, TX 75087

HOLLAND TRENTON A AND  
ROD HOLLAND  
502 MUNSON STREET  
ROCKWALL, TX 75087

RICHARDSON JEANETTE  
503 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
504 MUNSON ST  
ROCKWALL, TX 75087

MECA PHILIPPE  
505 STORRS ST  
ROCKWALL, TX 75087

EARNHEART JOHN L  
506 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
509 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
510-512 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
514-516 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
518-520 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
601 STORRS ST  
ROCKWALL, TX 75087

LEE STEPHANIE  
602 Storrs St  
Rockwall, TX 75087

DAVIS JIMMY JACK  
605 STORRS ST  
ROCKWALL, TX 75087

514-516 STORRS A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK 710 AGAPE CIR  
ROCKWALL, TX 75087

518-520 STORRS, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK 710 AGAPE CIR  
ROCKWALL, TX 75087

510-512 STORRS, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK 710 AGAPE CIRCLE  
ROCKWALL, TX 75087

POPE JOSHUA  
P.O. BOX 2107  
FORNEY, TX 75126

# 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. H2025-022: Certificate of Appropriateness (COA) for 408 Munson Street**

*Hold a public hearing to discuss and consider a request by Matthew Moses for the approval of a Certificate of Appropriateness (COA) to allow the construction of a new fence on a Medium Contributing Property being an ~0.28-acre tract of land identified as a portion of Lots 4, 5, & 6, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 408 Munson 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, December 18, 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:

**Henry Lee**  
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, December 18, 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. H2025-022: Certificate of Appropriateness (COA) for 408 Munson 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.

Four horizontal grey bars for providing reasons for support or opposition.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

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

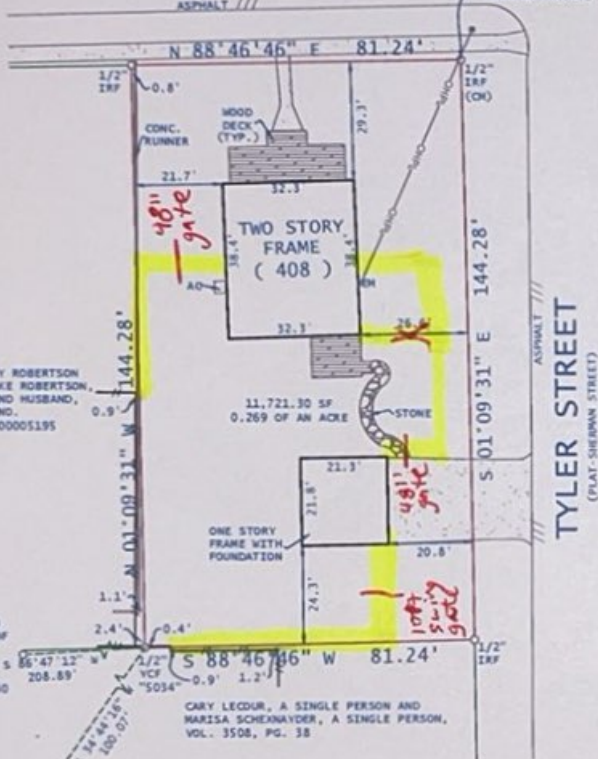
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**MUNSON DRIVE**  
(PLAT-MUNSON AVENUE)  
ASPHALT ///

PLACE OF BEGINNING



*fence layout*

$\approx 21'$   $\approx 26'$

$\approx 27'$   $\approx 20'$

$\approx 25'$   $\approx 10'$  swing gate

$\approx 55'$

2701 SUNSET RIDGE DRIVE, STE 303  
ROCKWALL, TEXAS 75032  
FIRM REGISTRATION NO. 10194366

**BOUNDARY SURVEY**



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 408 MUNSON STREET, in the City of ROCKWALL, ROCKWALL County, Texas.

STATE OF TEXAS:  
COUNTY OF ROCKWALL:

BEING a portion of Lots 4, 5 and 6, Block A of Eppstein Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume L, Page 386, Plat Records, Rockwall County, Texas, being the same land described in deed to Robert G. Norbury and wife, Rita M. Norbury, recorded in Volume 4977, Page 190, Deed Records, Rockwall county, Texas (D.R.R.C.T.), being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the intersection of the South line of Munson Drive and the West line of Tyler Street, being at the Northeast corner of the said Norbury tract;

THENCE South 01 degrees 09 minutes 31 seconds East, with the said East line of Tyler Street, a distance of 144.28 feet to a 1/2 inch iron rod found at the Northeast corner of a tract of land described in deed to Cary Lecour, a single person and Marisa Schexnayder, a single person, recorded in Volume 3508, Page 38 (D.R.R.C.T.);

THENCE South 88 degrees 46 minutes 46 seconds West, a distance of 81.24 feet to a 1/2 inch yellow capped iron rod stamped "5034" found for corner in the Northline of the said Lecour/Schexnayder tract, at the Southeast corner of a tract of land described in deed to Bethany Robertson and Jake Robertson, husband and wife, recorded in Instrument No. 2024000005195 (D.R.R.C.T.);

THENCE North 01 degrees 09 minutes 31 seconds West, a distance of 144.28 feet to a 1/2 inch iron rod found for corner in the said South line of Munson Drive, at the Northeast corner of the said Robertson tract;

THENCE North 88 degrees 46 minutes 46 seconds East, with the said South line of Munson drive, a distance of 81.24 feet to the PLACE OF BEGINNING and containing 11,721.30 square feet or 0.269 of an acre of land.

BETHANY ROBERTSON AND JAKE ROBERTSON, WIFE AND HUSBAND, INST. NO. 2024000005195

11,721.30 SF  
0.269 OF AN ACRE

ONE STORY FRAME WITH FOUNDATION

CARY LECOUR, A SINGLE PERSON AND MARISA SCHEXNAYDER, A SINGLE PERSON, VOL. 3508, PG. 38

1/2" IRF (OH) S.W. CORNER OF CHRISTIAN MORGENSTERN, S 86°47'12" W 208.89' INST. NO. 2020000009840

1/2" IRF (OH) S.W. CORNER OF CARY LECOUR, A SINGLE PERSON AND MARISA SCHEXNAYDER, A SINGLE PERSON, VOL. 3508, PG. 38

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.



PROPERTY SUBJECT TO EASEMENTS AND RESTRICTIONS Clerk's File No. 1983-42889, Volume 5544, Page 28, Volume 5769, Page 319, Volume 176, Page 650, Volume 198, Page 913

ACCEPTED BY: \_\_\_\_\_



**LEGEND**

HOOD FENCE — IRON FENCE — WIRE FENCE —

CHAIN LINK —

BOUNDARY LINE —

ENCROACHMENT —

CON — CONTROLLING MONUMENT

MON — MONUMENT OF RECORD DISINITY

ADJ — ADJACENT TO CORNER

1/2" IRON ROD WITH CAP STAMPED "BURNS SURVEYING" SET

1/2" CUT FRAME OR SET (GAS METER)

PIKE POST FOR CORNER

REMARK FOUND

EX — ELECTRIC METER

○ CABLE ○ ELECTRIC

○ CLEAN OUT ○ POLE EQUIP

○ GAS METER ○ POWER POLE

○ FLEX HYDRANT ○ TELEPHONE

○ LIGHT POLE ○ WATER METER

○ MANHOLE ○ WATER VALVE

( UNLESS OTHERWISE NOTED )

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.

TITLE AND ABSTRACTING WORK FURNISHED BY ALLEGIANCE TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'

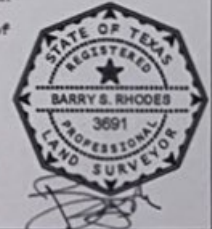
Date: 09/15/2025

G. F. No. 3016402500548

Job no.: 202507987

Drawn by: SHR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ALLEGIANCE TITLE



























2320  
461  
6723



2320  
461  
6723





28 1:13 PM













MAR 29 2005



MAR 29 2005



MAR 29 2005



MAR 22 2005



MAR 22 2005



MAR 22 2005



MAR 22 2005



MAR 22 2005



NOV 12 2004



408



408

AUG 6 2004



AUG 6 2004



AUG 6 2004



DATE: March 24, 2026

TO: Matthew Moses  
408 Munson Street  
Rockwall, Texas 75087

FROM: Henry Lee, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

SUBJECT: H2025-022; COA for 408 Munson Street

Matthew Moses:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was approved by the Historic Preservation Advisory Board (HPAB) on December 18, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

The following *Conditions of Approval* concerning the applicant's request were approved by the Historic Preservation Advisory Board (HPAB):

- 1) The applicant must apply for a *Building Permit* after the approval of the Certificate of Appropriateness (COA) has been granted; and,
- 2) 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

On December 18, 2025, the HPAB approved a motion to approve the COA by a vote of 5-0, with Board Members Freed and Web absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee", is written over a horizontal line.

Henry Lee, AICP, Senior Planner  
City of Rockwall Planning and Zoning Department