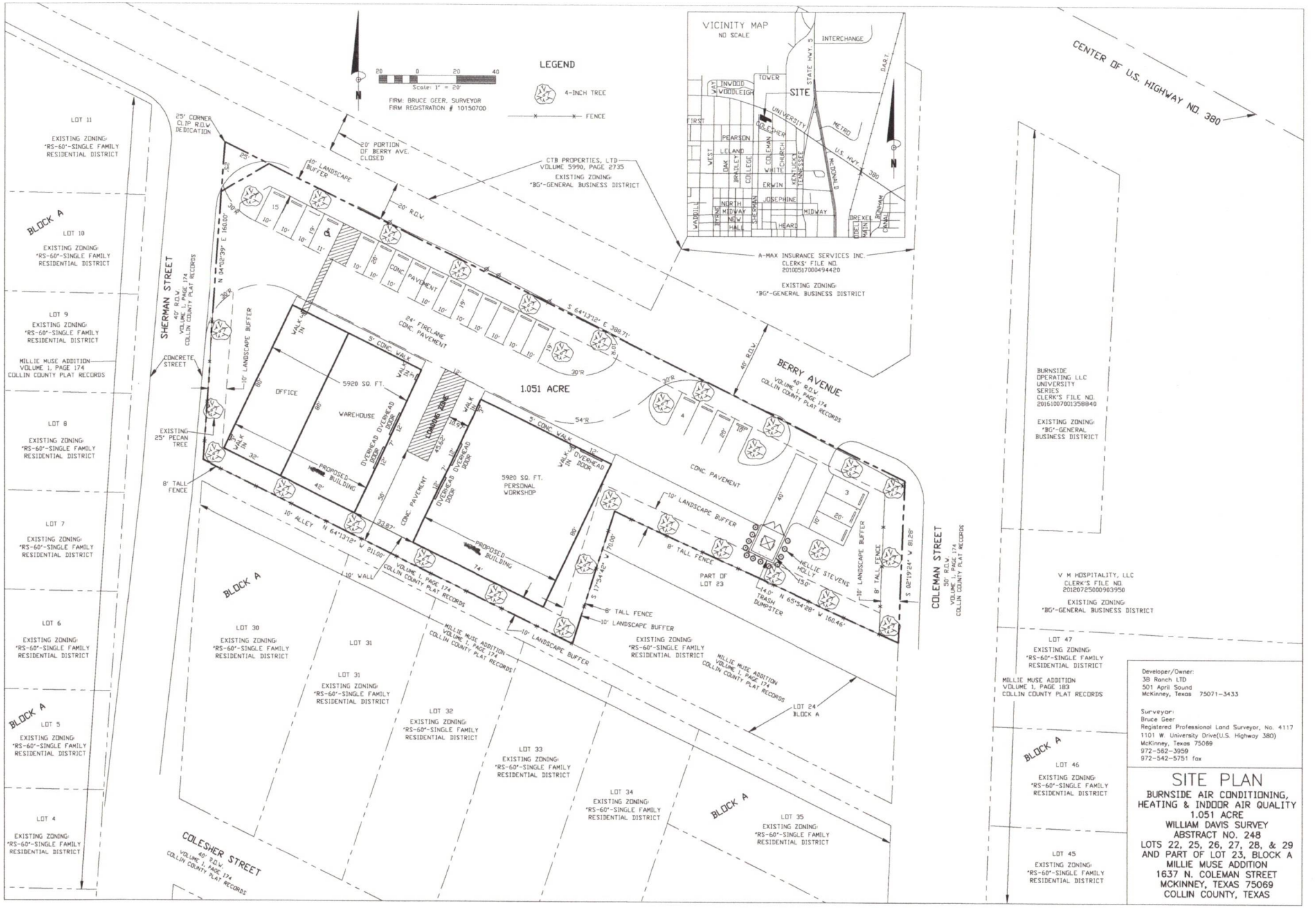
VICINITY MAP
NO SCALE
INTERCHANGE
STATE HWY 5
D.A.R.T.
SITE
TOWER
INWOOD
WOODLEIGH
UNIVERSITY
METRO
FIRST
COLESHER
PEARSON
LELAND
WEST
OAK
BRADLEY
COLLEGE
COLEMAN
CHURCH
WHITE
KENTUCKY
TENNESSEE
MCDONALD
U.S. HWY. 380
ERWIN
JOSEPHINE
NORTH
MIDWAY
NEW
HALL
SHERMAN
MIDWAY
HEARD
WADDILL
BRYAN
DREXEL
MAIN
BONHAM
CRAIG
CENTER OF U.S. HIGHWAY NO. 380
LEGEND
4-INCH TREE
FENCE
Scale: 1" = 20'
FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700
25' CORNER CLIP R.O.W DEDICATION
20' PORTION OF BERRY AVE. CLOSED
CTB PROPERTIES, LTD
VOLUME 5990, PAGE 2735
EXISTING ZONING:
BG-GENERAL BUSINESS DISTRICT
A-MAX INSURANCE SERVICES INC.
CLERKS' FILE NO.
20100517000494420
EXISTING ZONING:
BG-GENERAL BUSINESS DISTRICT
LOT 11
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
BLOCK A
LOT 10
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
LOT 9
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
MILLIE MUSE ADDITION
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COLLIN COUNTY PLAT RECORDS
LOT 8
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
LOT 7
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
LOT 6
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
BLOCK A
LOT 5
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
LOT 4
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
SHERMAN STREET
40' R.O.W
VOLUME 1, PAGE 174
COLLIN COUNTY PLAT RECORDS
CONCRETE STREET
10' LANDSCAPE BUFFER
N 04°02'39" E 160.00'
20' R.O.W.
CONC. PAVEMENT
24' FIRELANE
CONC. PAVEMENT
S 64°13'12" E 388.71'
5' CONC. WALK
WALK IN
OFFICE
5920 SQ. FT.
WAREHOUSE
OVERHEAD DOOR
PROPOSED BUILDING
EXISTING 25" PECAN TREE
8' TALL FENCE
1.051 ACRE
CANOPY ZONE
5920 SQ. FT.
PERSONAL
WORKSHOP
OVERHEAD DOOR
WALK IN DOOR
PROPOSED BUILDING
CONC. PAVEMENT
10' ALLEY
N 64°13'12" W 211.00'
10' WALL
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COLLIN COUNTY PLAT RECORDS
BERRY AVENUE
40' R.O.W.
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COLLIN COUNTY PLAT RECORDS
CONC. PAVEMENT
10' LANDSCAPE BUFFER
8' TALL FENCE
PART OF
LOT 23
HELLIE STEVENS
HOLLY
TRASH DUMPSTER
S 17°54'42" W 70.00'
N 65°54'28" W 160.46'
S 02°19'24" W 81.28'
COLEMAN STREET
50' R.O.W.
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COLLIN COUNTY PLAT RECORDS
LOT 30
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
LOT 31
LOT 31
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
LOT 32
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
LOT 33
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
LOT 34
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
LOT 35
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
MILLIE MUSE ADDITION
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COLLIN COUNTY PLAT RECORDS
LOT 24
BLOCK A
COLE'SHER STREET
40' R.O.W.
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COLLIN COUNTY PLAT RECORDS
BURNSIDE
OPERATING LLC
UNIVERSITY
SERIES
CLERK'S FILE NO.
20161007001358840
EXISTING ZONING:
BG-GENERAL
BUSINESS DISTRICT
V M HOSPITALITY, LLC
CLERK'S FILE NO.
20120725000903950
EXISTING ZONING:
BG-GENERAL BUSINESS DISTRICT
LOT 47
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
MILLIE MUSE ADDITION
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COLLIN COUNTY PLAT RECORDS
BLOCK A
LOT 46
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
LOT 45
EXISTING ZONING:
RS-60-SINGLE FAMILY
RESIDENTIAL DISTRICT
Developer/Owner:
3B Ranch LTD
501 April Sound
McKinney, Texas 75071-3433
Surveyor:
Bruce Geer
Registered Professional Land Surveyor, No. 4117
1101 W. University Drive(U.S. Highway 380)
McKinney, Texas 75069
972-562-3959
972-542-5751 fax
SITE PLAN
BURNSIDE AIR CONDITIONING, HEATING & INDOOR AIR QUALITY
1.051 ACRE
WILLIAM DAVIS SURVEY
ABSTRACT NO. 248
LOTS 22, 25, 26, 27, 28, & 29
AND PART OF LOT 23, BLOCK A
MILLIE MUSE ADDITION
1637 N. COLEMAN STREET
MCKINNEY, TEXAS 75069
COLLIN COUNTY, TEXAS