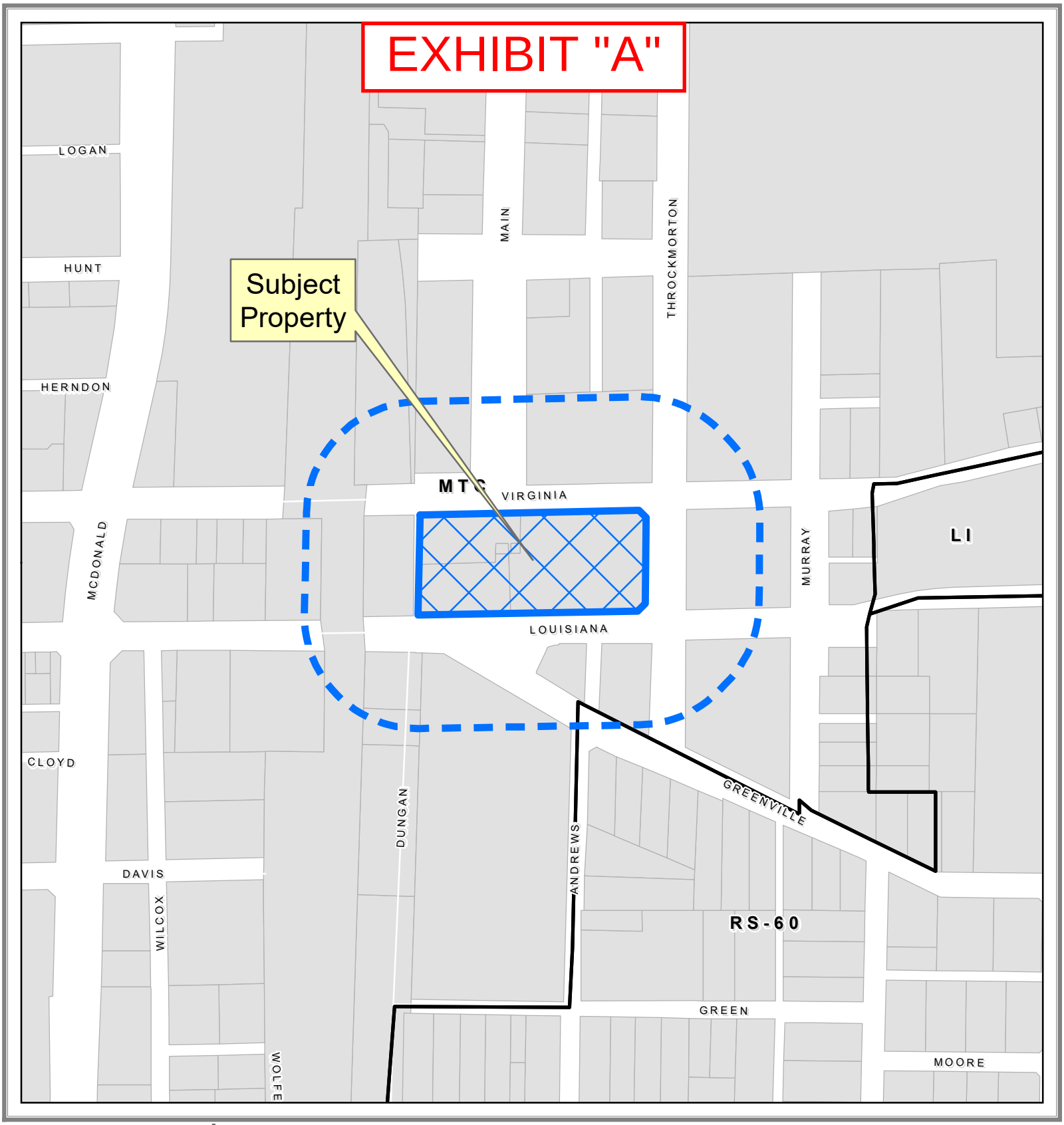
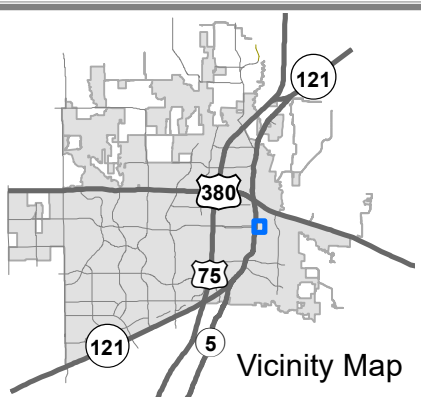
EXHIBIT "A"





Vicinity Map

Property Owner Notification Map

SUP2021-0005

0 125 250 Feet

200' Buffer

Case

N

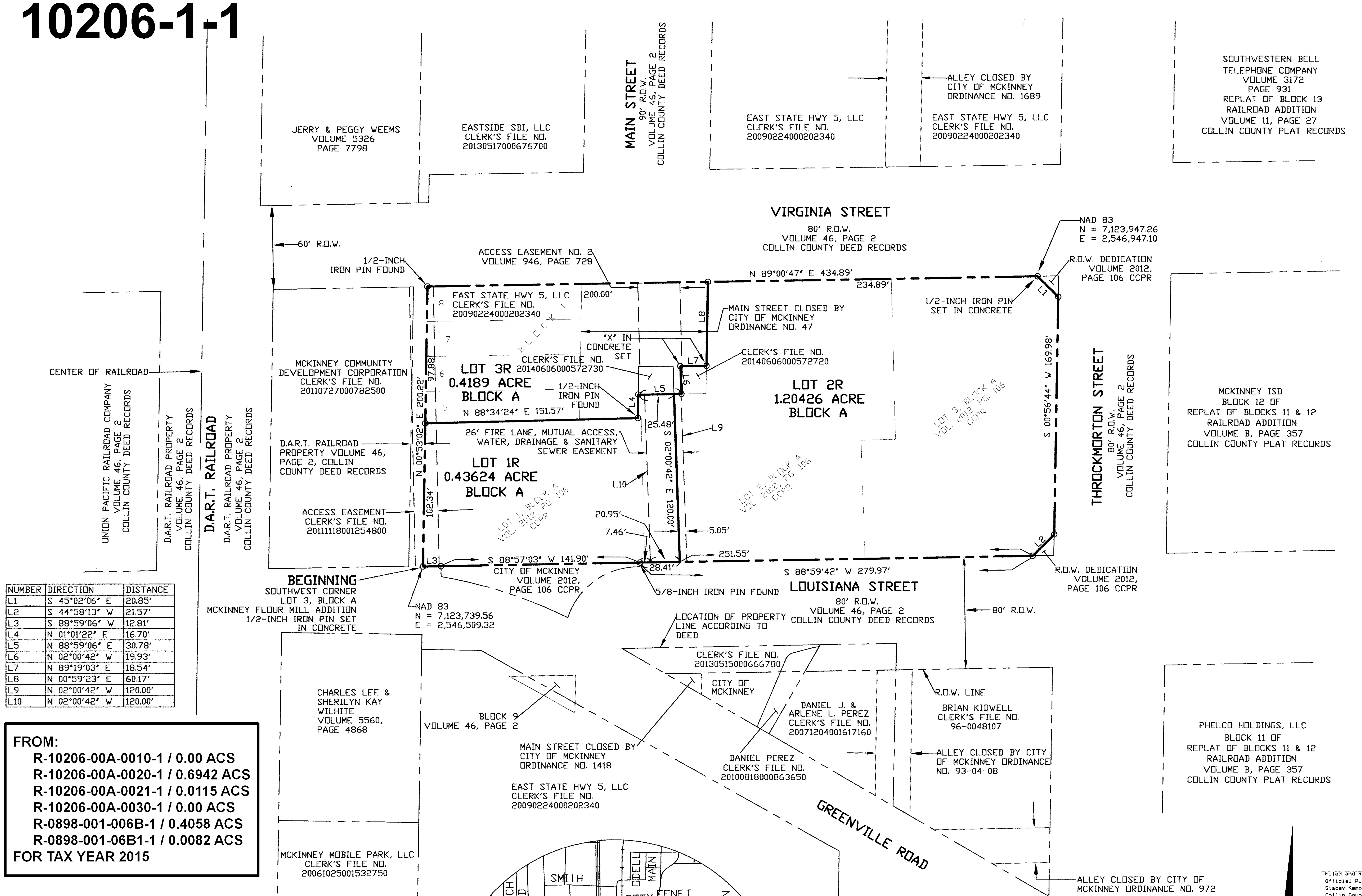
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

McKINNEY TEXAS
Unique by nature.

20150107010000070 01/07/2015 10:28:55 AM PL 1/1

10206-1-1

EXHIBIT "B"



NUMBER	DIRECTION	DISTANCE
L1	S 45°02'06" E	20.85'
L2	S 44°58'13" W	21.57'
L3	S 88°59'06" W	12.81'
L4	N 01°01'22" E	16.70'
L5	N 88°59'06" E	30.78'
L6	N 02°00'42" W	19.93'
L7	N 89°19'03" E	18.54'
L8	N 00°59'23" E	60.17'
L9	N 02°00'42" W	120.00'
L10	N 02°00'42" W	120.00'

FROM:
R-10206-00A-0010-1 / 0.00 ACS
R-10206-00A-0020-1 / 0.6942 ACS
R-10206-00A-0021-1 / 0.0115 ACS
R-10206-00A-0030-1 / 0.00 ACS
R-0898-001-006B-1 / 0.4058 ACS
R-0898-001-06B1-1 / 0.0082 ACS
FOR TAX YEAR 2015

CCPR = COLLIN COUNTY PLAT RECORDS

BEARING BASIS: GRID NORTH
CONTROLLING MONUMENTS: CITY OF MCKINNEY MONUMENT NO. 43, CHECKED IN ON MONUMENT NO. 42

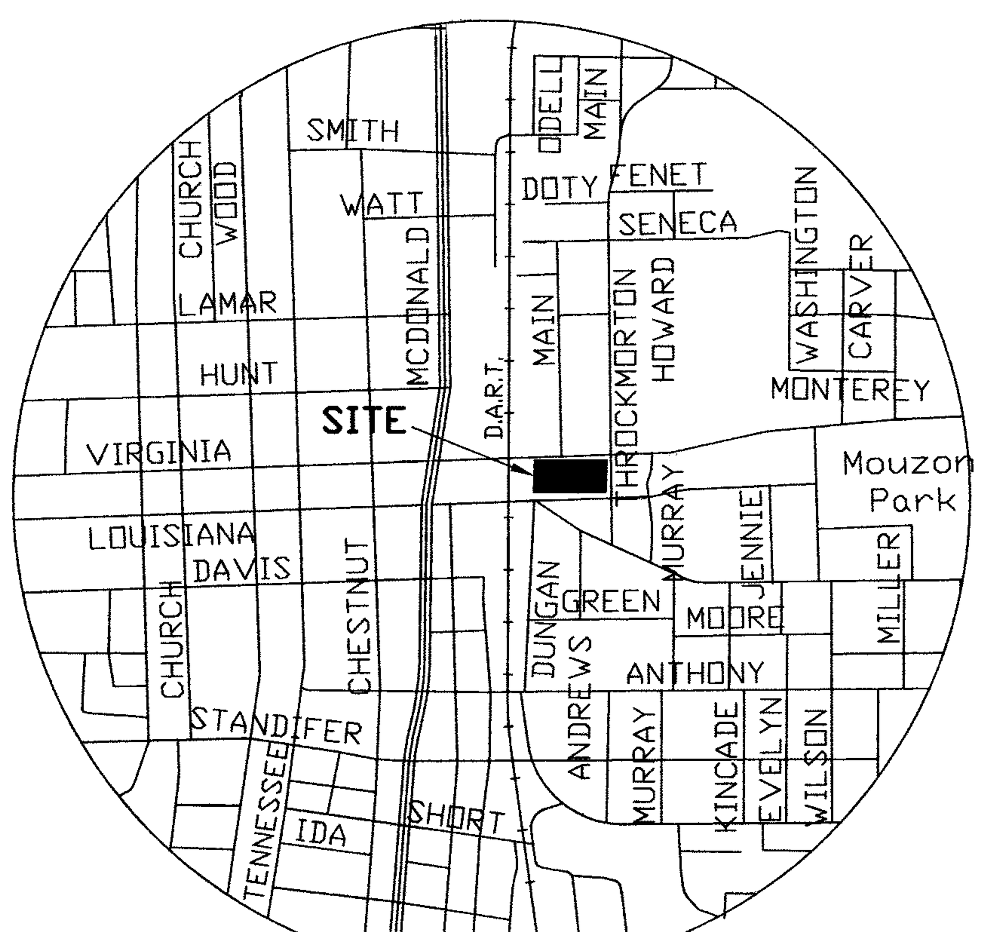
ACCORDING TO FEMA MAP NO. 48085C0280 J, DATED 6-2-2009, LOT 1R, LOT 2R AND LOT 3R SHOWN HEREON ARE NOT IN THE 100 YEAR FLOOD PLAIN.

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.

NOTE: FROM SOUTHWEST CORNER OF LOT 1R, BLOCK A SHOWN HEREON IT IS APPROXIMATELY S45°10'49"W, 1659.8 TO APPROXIMATE SOUTHWEST CORNER OF WILLIAM DAVIS SURVEY, ABSTRACT NO. 248

O 1/2" IRON PIN SET UNLESS OTHERWISE NOTED

THE PURPOSE FOR THIS PLAT: LOT LINES ARE BEING SHIFTED AND 7 LOTS ARE BEING COMBINED INTO 3 LOTS.



VICINITY MAP
1"=1000'

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS Bradley S. Kidwell Family Limited Partnership and EAST STATE HWY 5, LLC are the owners of tracts of land situated in the City of McKinney, Collin County, Texas, a part of the William Davis survey, abstract no. 248, being a resurvey of the 1.706 acre described in a deed from Bradley Kidwell to Bradley S. Kidwell Family Limited Partnership, dated March 21, 2005, recorded in volume 5879, page 2721 of the Collin County deed records, same being a survey of Lots 1, 2 and 3, Block A of the McKinney Flour Mill Addition recorded in volume 2012, page 106 of the Collin County plat records, being a survey of the 0.129 acre tract and the 0.285 acre tract collectively called (TRACT TWO) described in a deed from Martinek Grain & Bins, Inc. to EAST STATE HWY 5, LLC, dated February 3, 2009, recorded as clerk's file no. 20090224000202340 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a ½-inch iron pin set in concrete at the southwest corner of said Lot 3, Block A and the west-southwest corner of said 1.706 acre tract; same being in the north right-of-way line of said Louisiana Street and the east right-of-way line of the D.A.R.T. railroad;

THENCE North 00°53'02" East, with the west line of said 1.706 acre tract and with the east right-of-way line of said D.A.R.T. railroad, passing the southwest corner of said 0.129 acre tract at 102.34 feet and continuing with the west line of said 0.129 acre tract, passing the northwest corner of said 0.129 acre tract and the west-southwest corner of said 0.285 acre tract, continuing with the west line of said 0.285 acre tract, in all 200.22 feet to a 1/2-inch iron pin found at the northwest corner of said 0.285 acre tract and in the south right-of-way line of Virginia Street;

THENCE North 89°00'47" East, with a north line of said 0.285 acre tract and with the south right-of-way line of said Virginia Street, passing a ½-inch iron pin set at 200.00 feet at the northeast corner of said 0.285 acre tract and the north-northwest corner of said 1.706 acre tract and said Block A, continuing with the north line of said 1.706 acre tract and Block A, in all 434.89 feet to a ½-inch iron pin set in concrete at the north-northeast corner of said Block A;

THENCE South 45°02'06" East, with the northeast line of said Block A, 20.85 feet to a ½-inch iron pin set at the east-northeast corner of said Block A; same being in the west right-of-way line of Throckmorton Street;

THENCE South 00°56'44" West, with the east line of said 1.706 acre tract and Block A and with the west right-of-way line of said Throckmorton Street, 169.98 feet to a ½-inch iron pin set at the east-southeast corner of said Block A;

THENCE South 44°58'13" West, with the southeast line of said Block A, 21.57 feet to a ½-inch iron pin set at the south-southeast corner of said Block A; same being in the north right-of-way line of said Louisiana Street;

THENCE westerly with the north right-of-way line of said Louisiana Street and the south line of said Block A as follows:

South 88°59'42" West, with a south line of said 1.706 acre tract, 279.97 feet to a 5/8-inch iron pin found at an inside corner of said 1.706 acre tract;

South 88°57'03" West,141.90 feet to a ½-inch iron pin set at an inside corner of said 1.706 acre tract;

South 88°59'06" West, with a south line of said 1.706 acre tract, 12.81 feet to the PLACE OF BEGINNING and containing 2.0594 acres.

COUNTY OF COLLIN)(
STATE OF TEXAS)(

NOW, THEREFORE, KNOW ALL MEN BY THESES PRESENTS:
That Bradley S. Kidwell Family Limited Partnership and EAST STATE HWY 5, LLC do hereby adopt this plat designating the hereinabove described property as AMENDING PLAT OF MCKINNEY FLOUR MILL ADDITION, LOTS 1R, 2R & 3R, BLOCK A, BEING A REPLAT OF LOTS 1-3, BLOCK A, MCKINNEY FLOUR MILL ADDITION, AND BEING A REPLAT OF PART OF LOT 5 AND ALL OF LOTS 6, 7 & 8, BLOCK 1 OF THE H. & T. C. RAILROAD ADDITION AND PART OF MAIN STREET, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their streets, alleys and public use areas as shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this 30 day of December, 2014.

[signature]
Bradley S. Kidwell Family Limited Partnership,
a Texas family limited partnership
By: Bradley S. Kidwell, Managing Partner

STATE OF TEXAS:
COUNTY OF COLLIN:

This instrument was acknowledged before me this the 30 day of December, 2014.

[signature]
Notary Public, State of Texas

JAMES BRESNAHAN
Notary Public, State of Texas
My Commission Expires
April 07, 2015

[signature]
EAST STATE HWY 5, LLC,
a Texas limited liability company
By: Donald Martinek, President

S10206

STATE OF TEXAS:
COUNTY OF COLLIN:

This instrument was acknowledged before me this the 19 day of December, 2014.

Helen R Wilson
Notary Public, State of Texas

Helen R. Wilson
Notary Public, State of Texas
My Commission Expires 02-11-2015

COUNTY COURT OF COLLIN COUNTY, TEXAS

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESES PRESENTS:
That I, Bruce Geer, do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown hereon actually exist, and that their location, size and material are correctly shown.

[signature]
Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS:
COUNTY OF COLLIN:
This instrument was acknowledged before me this the 12TH day of December, 2014.

[signature]
Notary Public, State of Texas

SHERRY GEER WILLIAMS
Notary Public, State of Texas
My Commission Expires
June 24, 2016

STATE OF TEXAS REGISTERED BRUCE GEER 4117 PROFESSIONAL LAND SURVEYOR

"Approved and Accepted"

[signature]
City Manager
City of McKinney, Texas
1/6/15
Date

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/07/2015 10:28:55 AM
$27.00 SCAPELA
20150107010000070

2015-8

N

40 0 40 80
Scale: 1" = 40'

OWNER OF LOT 1R AND LOT 2R: BRADLEY S. KIDWELL
FAMILY LIMITED PARTNERSHIP
407 E. LOUISIANA STREET
MCKINNEY, TEXAS 75069

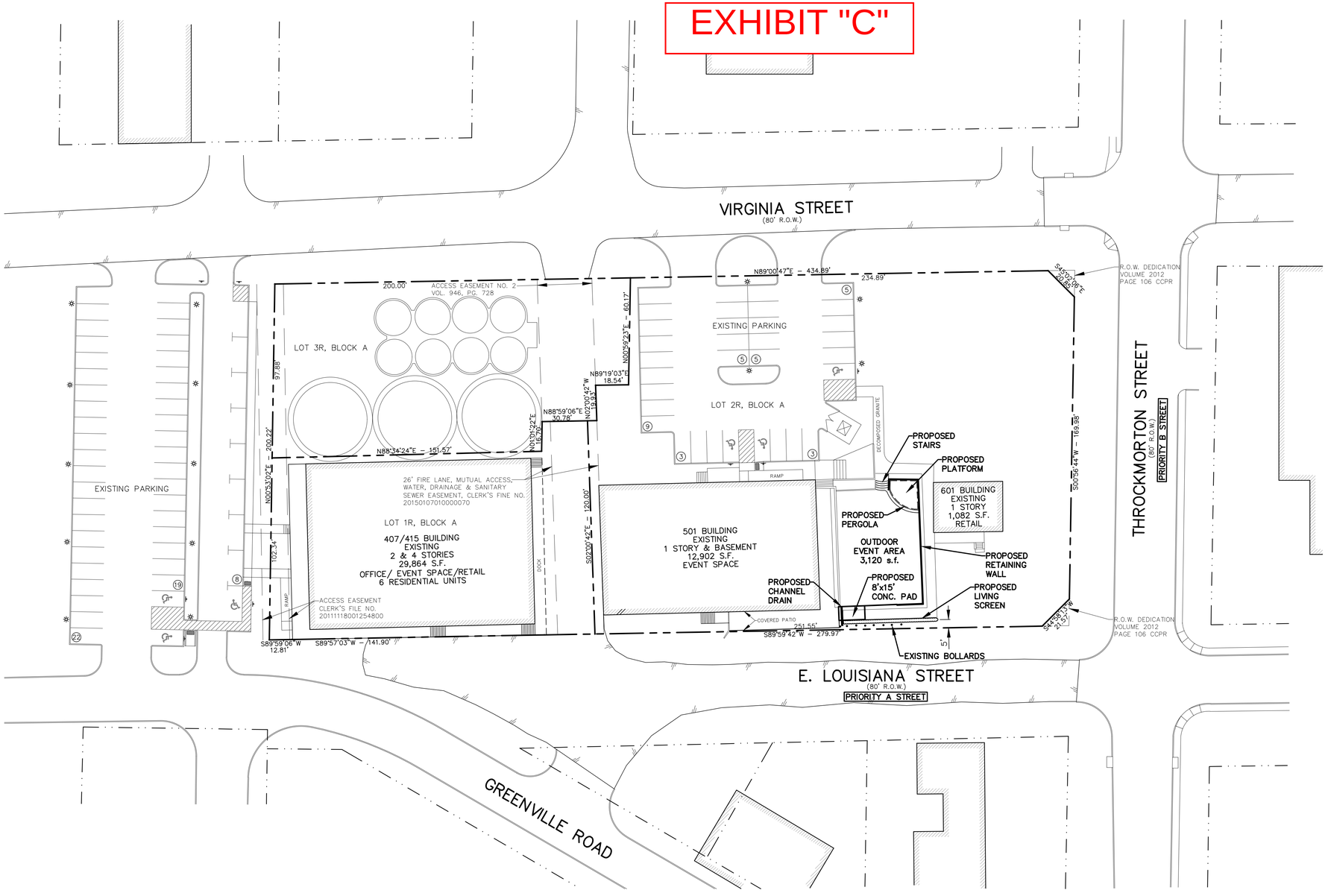
OWNER OF LOT 3R: EAST STATE HWY 5, LLC
2011 EMBERSON RANCH ROAD
PILOT POINT, TEXAS 76258-3165

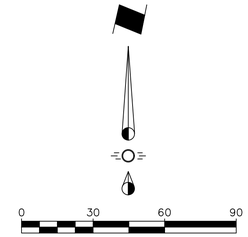
SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117
1101 W. UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
PHONE 972-562-3959
FAX 972-542-5751

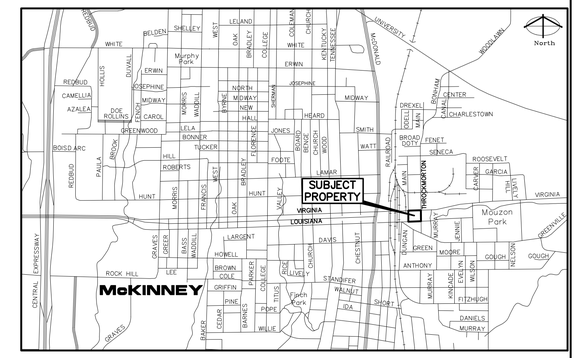
AMENDING PLAT OF MCKINNEY FLOUR MILL ADDITION, LOTS 1R, 2R & 3R BLOCK A,

BEING A REPLAT OF LOTS 1-3, BLOCK A, MCKINNEY FLOUR MILL ADDITION, AND BEING A REPLAT OF PART OF LOT 5 AND ALL OF LOTS 6, 7 & 8, BLOCK 1 OF THE H.&T.C. RAILROAD ADDITION AND PART OF MAIN STREET, AN ADDITION TO THE CITY OF MCKINNEY BEING 2.0594 ACRE OF LAND LOCATED IN THE WILLIAM DAVIS SURVEY, ABSTRACT NO. 248, COLLIN COUNTY, TEXAS

EXHIBIT "C"







LOCATION MAP

MAPSCO 361G

SITE PLAN SUMMARY TABLE			
EXISTING ZONING	MTC ZONING DISTRICT		
PROPOSED USE	RETAIL/EVENT SPACE/OFFICE/6 RESIDENTIAL UNITS		
TOTAL LOT AREA	2.0594		
	LOT 1R	LOT 2R	LOT 3R
LOT COVERAGE	0.43624 ACRE	1.20426 ACRE	0.4189 ACRE
FLOOR AREA RATIO	1.57:1	0.27:1	N/A
IMPERVIOUS COVER	13,812 SF/72.7%	23,916 SF/45.6%	N/A
PARKING REQUIRED	0		
PARKING PROVIDED	33		

CITY OF MCKINNEY SITE PLAN NOTES

1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
2. MECHANICAL, HEATING AND AIR CONDITIONING EQUIPMENT IN NON–RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT–OF–WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE AND ORDINANCES.

LEGEND

- EXISTING BUILDING
- EXISTING CONCRETE CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING LIGHT STANDARD
- EXISTING SIGN
- EXISTING RETAINING WALL

STATE OF TEXAS
JAMES A. RILEY
73231
LICENSED
PROFESSIONAL ENGINEER
06/10/2021

SITE PLAN
FOR
McKINNEY FLOUR MILL

BEING 2.0594 ACRES OF LAND
LOT 1R, 2R & 3R
BLOCK A
McKINNEY FLOUR MILL ADDITION
THE WILLIAM DAVIS SURVEY
ABSTRACT NO. 248
CITY OF McKINNEY, COLLIN COUNTY, TEXAS

OWNER
JAMES BRESNAHAN
HADDINGTON FUND
407 E. LOUISIANA STREET
McKINNEY, TEXAS 75069
(972) 369–6567

APPLICANT
JAMES BRESNAHAN
HADDINGTON FUND
407 E. LOUISIANA STREET
McKINNEY, TEXAS 75069
(972) 369–6567

ENGINEER:
BROCKETTE, DAVIS & DRAKE, INC.
4144 N. CENTRAL EXPY., STE. 1100
DALLAS, TEXAS 75204
(214) 824–3647

1"=30' JUNE 10, 2021 C21003 SUP 2021–0005

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U:\Drafts\Civil\2021\C21003 – 407 E. Louisiana Street – McKinney\Plans\C03\SITE C21003.dwg