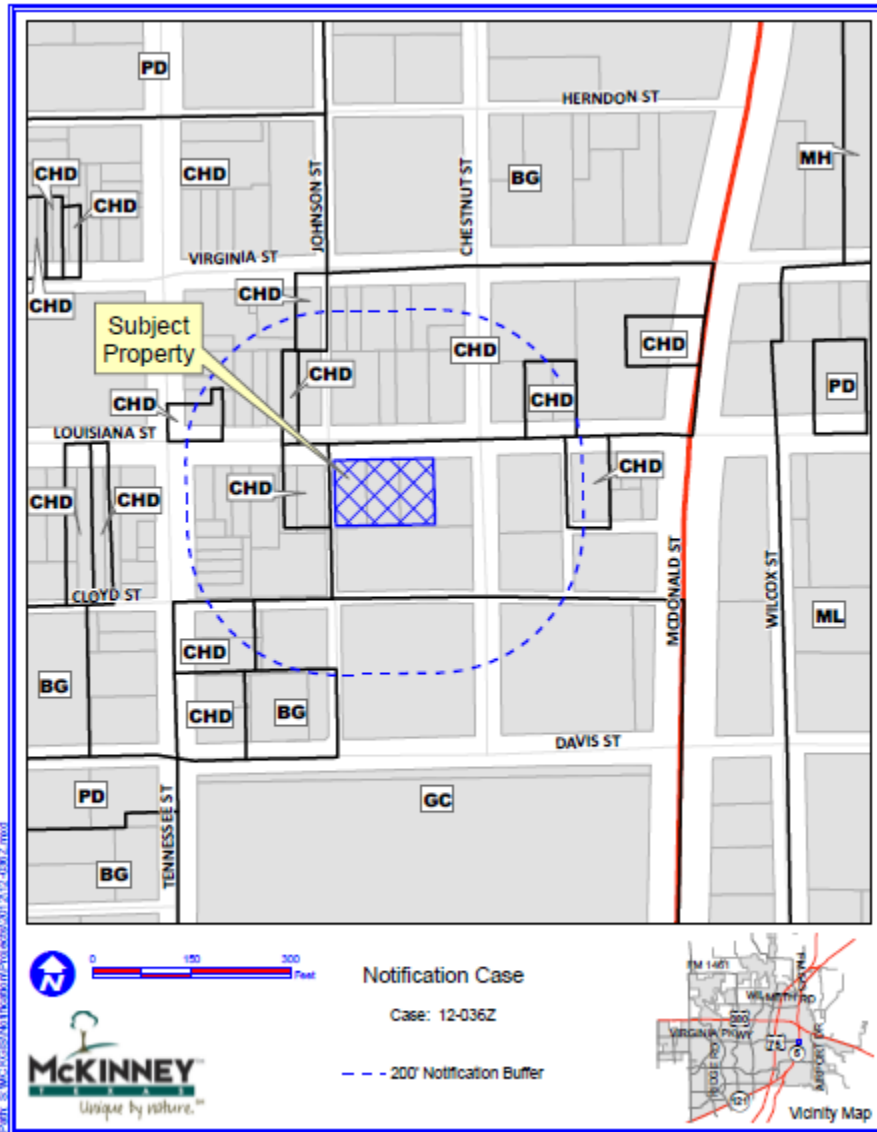


Case No. 12-036Z

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Y Street Ventures, L.L.C., on Behalf of Sterling Trust Company, for Approval of a Request to Rezone Approximately 0.35 Acres from “BG” – General Business District and “H” – Historic Preservation Overlay District to “CHD” – Commercial Historic District and “H” – Historic Preservation Overlay District, Generally to Modify the Development Standards, Located on the Southeast Corner of Johnson Street and Louisiana Street.

Location Map



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 omissions which may exist.

Aerial View

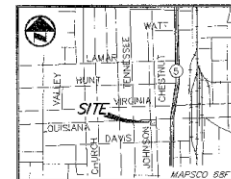
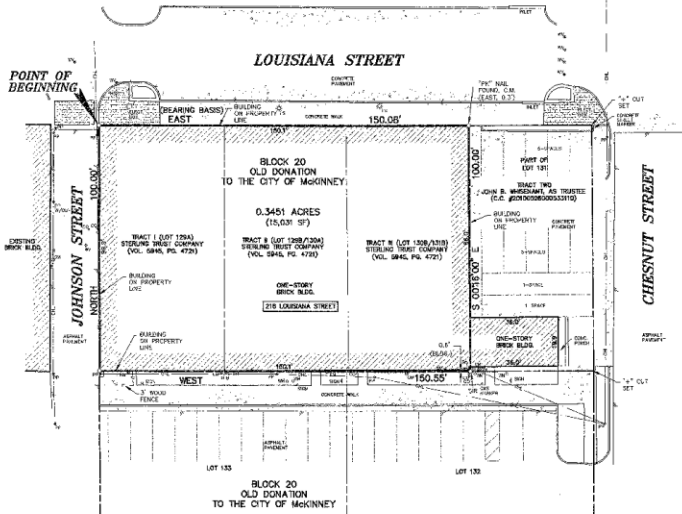


Average Scale: 1 inch = 38.0 feet

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Site Layout Exhibit



VICINITY MAP
NOT TO SCALE



LEGEND

- REILROAD
- ELECTRIC WIRE
- POWER POLE
- LIGHT STATION
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SEWER
- MANHOLE
- GAS METER
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TRAFFIC LIGHT
- TO CHUCK BOB
- TO BEE
- FLAG POLE
- PROPERTY LINE
- ONE-FAMILY LINES
- FENCE
- ONE-FAMILY LINES
- 5/8" HIGH IRON ROD WITH POINT ON A 2" X 4" POST

NOTES:

- Survey system for this survey is based on a bearing of East for the south right-of-way line of Louisiana Street according to General Survey dated to Shelby Trust Company recorded in Volume 2845, Page 4721 of the Deed Records of Galveston County, Texas.
- The subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Galveston County, Texas and Incorporated Area Community Flood Hazard Mitigation, Map Number, June 2, 2005. All of the subject property is indicated to be in Zone "X" on said map. (Reference notes are deleted as not made or shown).
- Zone "X" - Other areas. Areas determined to be suitable for O-2X annual chronic flooding.
- This flood statement regarding flooding does not imply that the property and/or structures thereon will be free from flooding or other damage. In rare occasions, greater flood risk may exist and such flood heights may be increased by non-tidal or natural causes. This flood statement shall not create liability on the part of the surveyor.
- This survey is based on records, reports and/or recorded plat and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties. Such monuments include evidence of adjacent owners on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not identify the subject property. This survey was performed with the benefit of a current title abstract produced by Republic Title of Texas, Inc. of No. 17326902 S-68, Effective Date: October 6, 2011.
- All underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility descriptions are shown.
- This survey does not provide a determination or opinion concerning the location or existence of waterfalls, ditches, roads or structures across drains, easements, easements and encroachments or other property lines. An statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- Survey boundary lines show hereon or referenced herein are based on mathematical survey and do not necessarily represent the partitioned ownership of the boundary monuments.
- The word "survey" or "certification" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, measured or implied.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: restrictive covenants, easements, dedications, zoning or other non-use regulations, Agreements, Lease Agreements, and contracts. Etc. unless so indicated.
- Any declaration made hereon or herein is made to the original purchaser of the survey. It is not intended to constitute a declaration or subsequent action.

DESCRIPTION OF PROPERTY SURVEYED

0.3451 ACRES, or a 0.3451 acre tract of land situated in the Wilson Subd. Survey, Abstract No. 248, Galveston County, Texas, well known being all of Lots 129 and 130 and part of Lot 131, Block 20 of the Old Donation to the City of McKinney, said tract also being all of those certain tracts of land described as Tract 1 (Lot 129A), Tract 2 (Lot 129B), Tract 3 (Lot 129C), and Tract 4 (Lot 129D) of the Deed Record of Galveston County, Texas, said 0.3451 acre tract being more particularly described as follows:

0.3451 ACRES of a part for corner of the intersection of the south right-of-way line of Louisiana Street and the west right-of-way line of Johnson Street; said part also being the northwest corner of said Block 20 and the northwest corner of said Tract 1.

0.3451 ACRES, East along the said south line of Louisiana Street and the south line of said Block 20, a distance of 150.00 feet to a point for corner then which is 79" not from here East, a distance of 0.3 feet; said point also being the northeast corner of said Block 20 and the northeast corner of said certain tract of land mentioned as Tract 1 in the Subordinate State's Deed to John B. McManus, as Trustee and to Texas, N.A. ("Lender") recorded in Galveston County Deed's File No. 27010582000000000000 of the said Deed Record.

0.3451 ACRES, South 0.3451 ACRES, 0.3451 ACRES East, clearing the said south line of Louisiana Street and said north line of said Block 20 and along the distance the above said Tract 1 and said Block 20, a distance of 150.00 feet to a 2 1/2" iron rod set with "Topog. Flag in One" set for corner; said point also being the southeast corner of said Block 20 and the southeast corner of said Tract 1.

0.3451 ACRES, West, clearing the said western line between Tract 2 and Tract 3 and along the south line of said Tract 1 a distance of 101.55 feet to a point for corner in the said east line of Johnson Street and in the west line of said Block 20; said point also being the northeast corner of said Tract 2.

0.3451 ACRES, North, along the said west line of Johnson Street and the said west line of said Block 20, a distance of 150.00 feet to the POINT OF BEGINNING.

CONTAINING 15,021 square feet or 0.3451 acres of land, more or less.

SURVEYOR'S CERTIFICATE

To: Shelby Trust Development Group, LLC, Shelby Trust Company, First American Title Insurance Company and Republic Title of Texas, Inc.

This is to certify that the map or plat and the survey on which it is based were made in accordance with the Uniform Standard Detail Requirements for A.L.S./A.C.S.M. Land Title Surveys, (ASPS) established and adopted by A.L.S./A.C.S.M. and Standards as adopted by A.L.S./A.C.S.M. and (ASPS) and (ASPS) of the State of Texas. Pursuant to the Admission to Practice of the State of Texas, the Surveyor is duly qualified to perform the duties of the profession, and further certifies that he is not prohibited within or is a disbarred Professional Land Surveyor from the State of Texas, the State Professional Agency of this Survey does not attest that which is specified therein.

Executed on the 11th day of November, 2011.

R. G. Pogue
 R. G. Pogue
 Registered Professional Land Surveyor
 No. 2888



ALTA/ACSM LAND TITLE SURVEY
0.3451 ACRE TRACT
LOTS 129 & 130 AND PART OF LOT 131, BLOCK 20
OLD DONATION TO THE CITY OF MCKINNEY
 LOCATED IN THE CITY OF MCKINNEY, TEXAS
 AND BEING OUT OF THE
 WILLIAM DAVID SURVEY, ABSTRACT No. 248
 COLLIN COUNTY, TEXAS

DRAWN FOR: Mr. Franc N. Bullock SRS Real Estate Partners 8343 Douglas Avenue Suite 200 Dallas, Texas 75225 (214) 560-3290 (PHONE)	PREPARED: 11-13-2011 SUBMITTED: 11-04-2011 SCALE: 1" = 20' PL NUMBER: 1407-11-062 PLG: RGP
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OF NO. 11R39090 S19

Staff Recommendation

- Staff recommends approval as outlined in the Staff Report