

July 14, 2025

To: Historic Preservation Office; City of McKinney, Texas

Re: Letter of Intent for 612 W Virginia St, McKinney, TX 75069 R-0926-000-5820-1

The carriage house at the 612 W Virginia St is requiring tear down and replacement. The condition of the current structure is beyond rehabilitation and is essentially unusable.

The project will entail demolishing the current structure, photos attached, and replacing with new construction.

The replacement structure will include:

- 1 Car covered parking area
- 1 Car garage with storage
- 126 sqft workshop
- 756 sqft Accessory Dwelling Unit ("ADU") with bedroom, bathroom, kitchen and living rooms

The garage and workshop sections of the replacement structure were designed to mimic the single car carriage style of the current structure. Plans and photos attached.

All work will be per historic guidelines and match the Craftsman style of the house, including siding style, paint color scheme, and roofing color/materials. The existing gravel driveway will also be replaced with full concrete to match the section poured by the city when the retaining wall was built.

Owners: Robert and Kelly Sheriff

Robert Sheriff

214-244-3670

robert.sheriff@rk3b.com

Kelly Sheriff

972-523-3539

kelly@rk3b.com

Property Details

Account		
Property ID:	2522397	Geographic ID: R-0926-000-5820-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	612 W VIRGINIA ST MCKINNEY, TX 75069	
Map ID:	068.F	
Legal Description:	MCKINNEY OUTLOTS (CMC), LOT 582; * PT OF LOT 577 *	
Abstract/Subdivision:	S0926	
Neighborhood:	(HF1315CMC) HIST CMC, RF1315	
Owner		
Owner ID:	1336591	
Name:	SHERIFF ROBERT W & KELLY M	
Agent:		
Mailing Address:	612 W VIRGINIA ST MCKINNEY, TX 75069-4542	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$603,086	\$222,300	\$0	\$825,386	\$0	\$825,386
2023	\$546,741	\$222,300	\$0	\$769,041	\$0	\$769,041
2022	\$498,479	\$190,000	\$0	\$688,479	\$0	\$688,479
2021	\$383,366	\$118,750	\$0	\$502,116	\$222,209	\$279,907
2020	\$141,648	\$112,813	\$0	\$254,461	\$0	\$254,461
2019	\$169,062	\$100,938	\$0	\$270,000	\$0	\$270,000
2018	\$170,362	\$95,000	\$0	\$265,362	\$0	\$265,362
2017	\$167,937	\$89,063	\$0	\$257,000	\$0	\$257,000
2016	\$175,783	\$59,375	\$0	\$235,158	\$0	\$235,158

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/3/2021	WD	Warranty Deed	WHITE SEAN PATRICK &	ROWLAND JAMES E			20210506000918830
10/26/2021	WD	Warranty Deed	ROWLAND JAMES E	MASON WESLEY C &			20211028002206000
8/16/2024	WDNL	Warranty Deed / No Letter	MASON WESLEY C &	NAF CASH LLC			2024000101193
9/19/2024	WD	Warranty Deed	NAF CASH LLC	SHERIFF ROBERT W & KELLY M			2024000117171

📌 Property Improvement - Building

Description: RESIDENTIAL **Type:** Residential **Living Area:** 2636.0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	RF14	1910	1532
CP	Covered Porch/Patio	RF14	1910	260
CP	Covered Porch/Patio	RF14	1910	80
MA	Main Area	RF14	2002	1104
CP	Covered Porch/Patio	RF14	2002	312

Description: DET GAR 12X20 **Type:** Residential **Living Area:** 0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
DETG	Detached Garage	DGF4	1957	240

📌 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family	0.38	16,552.80			N/A	N/A

Agricultural Value Loss: ?	N/A (-)
Appraised Value:	N/A (=)
HS Cap Loss: ?	N/A (-)
Circuit Breaker: ?	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.





Current Structure

Front (looking north)



Back (looking south)

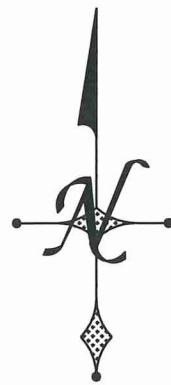


East side



West side





PAUL REARDEN AND
WIFE, DEANNA REARDEN
INST. NO.
20160525000640600
O.P.R.C.C.T.

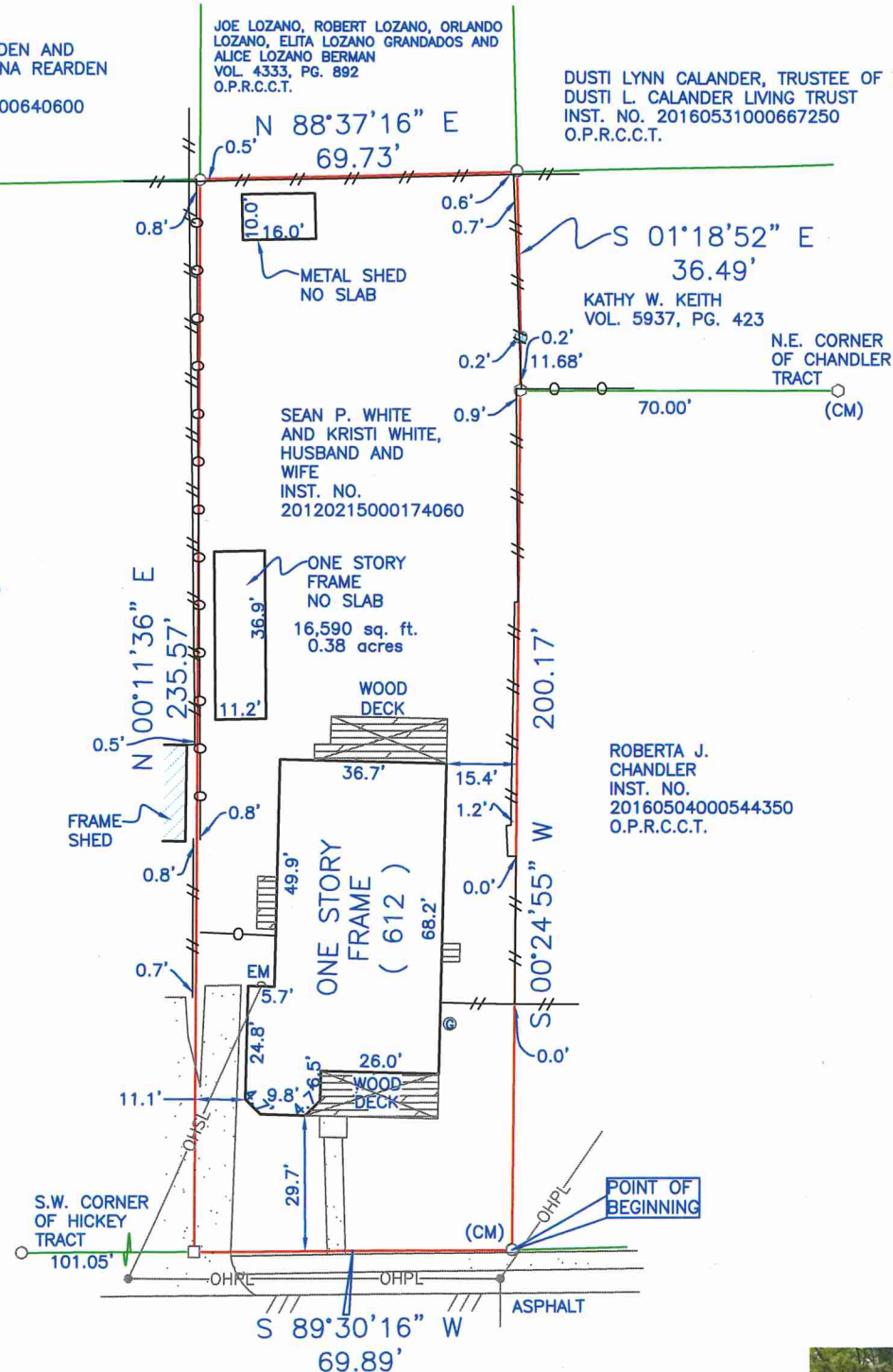
JOE LOZANO, ROBERT LOZANO, ORLANDO
LOZANO, ELITA LOZANO GRANDADOS AND
ALICE LOZANO BERMAN
VOL. 4333, PG. 892
O.P.R.C.C.T.

DUSTI LYNN CALANDER, TRUSTEE OF THE
DUSTI L. CALANDER LIVING TRUST
INST. NO. 20160531000667250
O.P.R.C.C.T.

KATHY W. KEITH
VOL. 5937, PG. 423

SEAN P. WHITE
AND KRISTI WHITE,
HUSBAND AND
WIFE
INST. NO.
20120215000174060

PATRICK J. HICKEY AND
DEBORAH L. HICKEY
INST. NO.
20171127001566720
O.P.R.C.C.T.



W. VIRGINIA STREET



7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

SURVEY PLAT



FIRM REGISTRATION NO. 10194366

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 No. 612 W. VIRGINIA STREET, in the city of MCKINNEY Texas.

Being a tract of land situated in the T.T. Bradley Survey, Abstract Number 88 in Collin County, Texas, being all of Outlot 582 and part of Outlot 577 to the City of McKinney, same being that tract described in deed to Sean Patrick White and Kristi McAnally White, husband and wife, by deed recorded in Document Number 2002-0143190, Deed Records, Collin County, Texas and being that tract of land conveyed to Sean P. White and Kristi White, husband and wife, by deed recorded in Instrument Number 96-0048547, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the North line of W. Virginia Street and being at the Southwest corner of that tract of land conveyed to Roberta J. Chandler, by deed recorded in Instrument Number 20160504000544350, Official Public Records, Collin County, Texas and being at the Southeast corner of that tract herein described;

THENCE South 89 degrees 30 minutes 16 seconds West, with the North line of said W. Virginia Street, a distance of 69.89 feet to a "X" found for corner, said corner being at the Southeast corner of that tract of land conveyed to Patrick J. Hickey and Deborah L. Hickey, by deed recorded in Instrument Number 20171127001566720, Official Public Records, Collin County, Texas;

THENCE North 00 degrees 11 minutes 36 seconds East, with the East line of said Hickey tract, a distance of 235.57 feet to a 1/2 inch iron rod found for corner, said corner being at the Northeast corner of said Hickey tract and being at the Southeast corner of that tract of land conveyed to Paul Rearden and wife, Deanna Rearden, by deed recorded in Instrument Number 20160525000640600, Official Public Records, Collin County, Texas and being at the Southwest corner of that tract of land conveyed to Joe Lozano, Robert Lozano, Orlando Lozano, Elita Lozano, Grandados and Alice Lozano Berman, by deed recorded in Volume 4333, Page 892, Official Public Records, Collin County, Texas;

THENCE North 88 degrees 37 minutes 16 seconds East, with the South line of said Lozano tract, a distance of 69.73 feet to a 1/2 inch iron rod found for corner, said corner being at the Southeast corner of said Lozano tract and being at the Southwest corner of that tract of land conveyed to Dusti Lynn Calander, trustee of the Dusti L. Calander Living Trust, by deed recorded in Instrument Number 20160531000667250, Official Public Records, Collin County, Texas and being at the Northwest corner of that tract of land conveyed to Kathy W. Keith, by deed recorded in Volume 5937, Page 423, Deed Records, Collin County, Texas;

THENCE South 01 degrees 18 minutes 52 seconds East, with the West line of said Keith tract, a distance of 36.49 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 00 degrees 24 minutes 55 seconds West along the West line of said, passing at a distance of 11.68 feet to a 3/8 inch iron rod found on line for reference at the Southwest corner of said Keith tract and the Northwest corner of the aforesaid Chandler tract, continuing at a total distance of 200.17 feet to the POINT OF BEGINNING and containing 16,590 square feet or 0.38 acres of land.

BEARINGS ARE BASED ON NAD
83 DATUM, TEXAS STATE PLANE
COORDINATE SYSTEM, NORTH
CENTRAL ZONE

THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

The plat hereon is 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 of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY N/A

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

Scale: 1" = 40'

Date: 4/14/2021

G. F. No.: N/A

Job no.: 202103314

Drawn by: BG

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
KRISTI MCANALLY

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
CM	RESIDENCE
CM - CONTROLLING MONUMENT	
MRD - MONUMENTS OF RECORD DIGNITY	
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
FOUND 'X'	
5/8" IRON ROD FOUND	
PK NAIL FOUND	
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	

