

October 8, 2022

Historic Preservation Officer and Preservation Committee,

My husband and I have been residents of McKinney since 1999. For the past 15 years we have dreamed of making the historic downtown area home. We purchased our home in 2015. It's the yellow house located northwest from the corner of S. Waddill and Howell St. second from the intersection. When purchased work had already been done to upgrade the electrical lines and replace some of the windows with new energy efficient models. But there was additional work needed to bring the home up to current energy efficiency and structural integrity while maintaining the historical look and character of the house. When we started on our journey the HNIZ application process wasn't accepting applications. Today I am asking for the committee to consider some of the improvements we made over the past 12 months for a level 2 exemption.

After several repairs we decided it was time to replace the HVAC system with a new Trane 14.5 seer unit and install all new ducts. In addition, we installed all new fiberglass blown insulation 18" deep in the attic spaces.

A couple of years ago we had to have the sewer line cleaned out. We suspected at the time that it would need to be replaced soon. In 2021 we had someone come out to scope the line and found the old clay pipe with a cracked section. We replaced the original clay pipe with 4" PVC from the house to the street.

While replacing some of the rotted subfloor in the kitchen, we found that the center load bearing wall of the house didn't have any foundation supports. We added new pier and beam foundation supports to correct the deficiencies.

Lastly, we had all the original teardrop wood siding prepped, replacing some rotted and warped sections. Then had the house repainted.

Thank you for your consideration. We hope to hear from you soon.

Sincerely,

Brett & Kayce Mershon

Kayce Mershon  
Brett Mershon






**JRV Heating & Cooling LLC**  
**Commercial & Residential**  
 720 E. Main Street Suite A  
 Allen, TX 75002  
 214-288-5984  
 servicenow@jrva.com  
 www.jrva.com  
 TACLA30437C

DATE	02/23/2022
INVOICE #	48360

BILL TO	SERVICE LOCATION
Mershon, Brett - Wadill 304 S. Waddill St McKinney, TX, 75069  brettmershon@gmail.com	304 S. Waddill St McKinney TX 75069

JOB#	DATE	PO	DESCRIPTION
69527246	02/11/2022		Proposal/ Invoice # 48123 Installation of HVAC unit <b>Completion Notes:</b> Condenser Installation completed, full system connected and tested

Description	Qty	Rate	Tax	Total
 HVAC Install				\$11,973.75
TEXAS		8.25%		\$371.25

**Payment Options** Credit Card Payment can be made over the phone Monday - Friday 8:00am to 5:00 pm at 469-400-2645, by visiting [www.jrva.com](http://www.jrva.com) or by clicking here --> [PAY INVOICE](#)

**Total Before Tax:** \$11,973.75  
**Tax Total:** \$371.25  
**Deposits (-):** \$7,407.00  
**Payments (-):** \$0.00  
**Total Due:** \$4,938.00

CUSTOMER MESSAGE

I AGREE THAT JRV HEATING & COOLING LLC, RETAINS TITLE TO EQUIPMENT / MATERIALS FURNISHED UNTIL FINAL PAYMENT IS MADE. IF PAYMENT IS NOT MADE AS AGREED, JRV HEATING & COOLING LLC CAN REMOVE SAID EQUIPMENT / MATERIALS AT JRV HEATING & COOLING LLC EXPENSE. ANY



Receipt from JRV Heating & Cooling LLC.

JRV Heating & Cooling LLC. via Square <receipts@messaging.squareup.com>

Sat, Feb 26, 8:35 AM

Reply-To: JRV Heating & Cooling LLC. via Square

<CAESKBIAghpyX29qbHV1bXJ4ampqZXF1a3FrNWd1aXFzbillZGIhbG9ndWUiiFMv6BkTCiBYP8LyPA115j8rGdfYmqfJuzm78W6IABE@reply2.squareup.com>

To: <kayce.mershon@gmail.com>



JRV Heating & Cooling LLC.

Let JRV Heating & Cooling LLC. know how your experience was



\$4,938.00

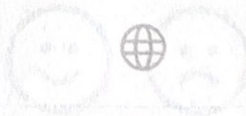
JRV Heating & Cooling LLC x 1 \$4,938.00

Total \$4,938.00

Savings \$0.00

JRV Heating & Cooling LLC.

214-288-5984



Visa 4366 (Keyed) Feb 26 2022 at 8:29 AM

VISA

#Z40n

Auth code: 07021D

Receipt Settings

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Fwd: Receipt from AtticInsulationDFW

<brettmershon@gmail.com>  
To: Kayce Mershon <kayce.mershon@gmail.com>

Mon, Sep 26, 5:24 PM

Sent from my iPhone

Begin forwarded message:

**From:** AtticInsulationDFW via Square <receipts@messaging.squareup.com>  
**Date:** July 11, 2022 at 1:19:22 PM CDT  
**To:** brettmershon@gmail.com  
**Subject:** Receipt from AtticInsulationDFW  
**Reply-To:** AtticInsulationDFW via Square <CAESKBIAGhpyX29qZWU0cXJxaXZIZnV1c3lqdm1mb3Z6eCIIIZGIhbG9ndWUilJGAtGhBS1ojM565yCcOcqIHVhTUGdPrHQP7mdlUuPF@reply2.squareup.com>

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AtticInsulationDFW



Let AtticInsulationDFW know how your experience was

\$1,500.00







Pineapple Home Creations

Invoice

469-323-2603  
chris@pineapplehomecreations.com  
www.pineapplehomecreations.com



**BILL TO**  
304 S Waddill St, McKinney

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
0011	10/18/2021	\$0.00	11/17/2021	

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Demo Nail Down Wood Floors	1,235	3.25	4,013.75
	Demo Subfloor	320	2.50	800.00
	Framing Labor - Repair Existing Joists, Add Joists to Hold Structural Wall, Install OSB Subfloor	1	3,500.00	3,500.00
	Framing & Subfloor Materials	1	745.00	745.00T
	Reclaimed Shiplap	1	1,200.00	1,200.00T
	Flooring Labor Allowance on Original Scope of Work	1	-1,910.08	-1,910.08

P A I D

SUBTOTAL	8,348.67
TAX	160.46
TOTAL	8,509.13
PAYMENT	8,509.13
BALANCE DUE	<b>\$0.00</b>



Pineapple Home Creations

# Invoice

469-323-2603  
chris@pineapplehomecreations.com  
www.pineapplehomecreations.com



**BILL TO**

304 S Waddill St, McKinney

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
1009	01/04/2022	\$0.00	02/03/2022	

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Exterior Paint - Garage, Second Story, Full Back & Right Side (2 Colors), 3 Sides Skirt - inc. Priming	1	7,000.00	7,000.00
	Paint Billed Per Original Estimate	-1	5,504.00	-5,504.00
	ADD Paint Front & Left (Yellow Siding & White Trim)	1	2,100.00	2,100.00
	Labor & Materials Credited from Stair job completed on C/O #993	-1	3,596.00	-3,596.00
	SUBTOTAL			0.00
	TAX			0.00
	TOTAL			0.00
	BALANCE DUE			<b>\$0.00</b>





Payment receipt

# You paid \$1,460.29

to Pineapple Home Creations on January 17, 2022

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Invoice no.	1014
Invoice amount	\$1,460.29
Total	\$1,460.29

---

Payment method	*****4758
Authorization ID	AQ4Y6K4V

Thank you



Pineapple Home Creations

469-323-2603

[www.pineapplehomecreations.com](http://www.pineapplehomecreations.com) |  
[chris@pineapplehomecreations.com](mailto:chris@pineapplehomecreations.com)

228 S Hill Street, Pilot Point, TX 76227



Print

# Your Proposal has been Approved!



228 South Hill Street • Pilot Point, TX 76258 • Phone: 469.323.2603

Brett & Kayce Mershon  
972.333.8857

304 S Waddill St  
McKinney, TX 75069

**Print-date:** 5-18-2021

This project involves remodeling an existing 1925 Craftsman style home that includes the addition of a second story and a one car detached garage. All work will be completed in accordance with homeowner supplied blueprints and engineer's drawings of foundation and framing.

Best efforts have been made to provide exact pricing for this project. However, remodeling, particularly in very old homes, often does encounter unexpected situations not visible until the construction process begins. The contractor will work and communicate closely with homeowner throughout this process to insure the process flow smoothly and to the homeowner's expectations.

## Price Breakdown

Title	Code	Description	Price
	1010 - Building permits	Cost to obtain city building permit. ESTIMATED	\$250.00
	1305 - Debris Removal	Cost to remove and dispose of debris from project. ALLOWANCE	\$2,286.00
	1300 - Demolition	Labor to demo existing areas of house as necessary to remodel and add additional square footage per plans. Does NOT include cost to move, remove or demo existing shed from backyard. Includes removing existing tub from current downstairs bathroom.	\$7,302.50
	2100 - Footings and foundation	Labor & Materials to repair/modify existing foundation to accommodate new second story for house. Design specs include; <ol style="list-style-type: none"> <li>1. Drilled Piers - 25 each. Drilled using a limited access rig or Bobcat with auger attachment or a hand-held auger to average depths of 10' to 12'; or rock, whichever comes first. Filled with 3500 psi concrete and rebar.</li> <li>2. Spread Footing - 13 each. Rebar-reinforced concrete cut to the appropriate height on top of a concrete pad. Supports the wooden understructure.</li> <li>3. Sister additional pressure treated 2x6 lumber on recently replaced doubled 2x6 beams; remove and replace cracked, undersized, or rotted beam indicated on site map that wasn't replaced previously; sister new floor joist against any rotted or split joists within area second story addition is being added; raise understructure to extent practical to improve elevations.</li> </ol>	\$27,330.00



NOTE - Due to possible lack of access and/or visibility, we cannot guarantee that all understructure issues have been identified.

Warranty Information - Ten (10) Year Parts and Labor on Adjustments on drilled piers. (Covers settlement on existing work only.) The future performance of this foundation including future movement and/or the need for additional piers cannot be predicted due to variables out of the control of the contractor. Upward movement is not warranted.

Ten (10) Year Labor and Materials on Spread Footing adjustments & material. Upward movement or sideways movement is not warranted.

Two (2) Year Parts and Labor on New Wood and Understructure Adjustments (Reset-Reshim) on existing work only. This contract does not rule out the possibility of needing future adjustments or additional (new) repair should damages or foundation movement worsen or change. We cannot, and do not, guarantee that some issues may not be present or may be missed at the time of the evaluation due to the lack of visibility or lack of access.

2100 - Footings and foundation	Labor & materials to construct garage foundation, driveway and fireplace base in accordance with architect / engineer design specifications.	\$4,826.00
3210 - Framing labor —draw #1	Labor to: Complete framing of new build of house from the pre-existing skeleton frame per plans. Frame/Cornice/Deck to tie in new roof system. Open and push out dining wall out according to the blue prints. Remove wall in front living to dining area and install a lvl and leave ready for pocket doors. Remove column in kitchen and install refurbished beam from exterior wall to mid wall of house. Frame out opening for blind door in Master bedroom. Close door opening by staircase. Cornice repair for Brick Chimney. Garage Build Frame/Cornice/Deck	\$23,114.00
3150 - Miscellaneous lumber	Materials to frame addition and garage. ALLOWANCE. Homeowner actual cost subject to current supplier pricing when ordered.	\$27,280.27
3300 - Windows	Labor & materials to install new windows and re-install windows removed for re-use.ALLOWANCE.	\$7,269.87
5730 - Electrical— final	Labor & materials to provide the following electrical construction; - Relocation of the electrical panel. - Upstairs addition will include four outlets, switches, and light/fan circuit. - Relocating circuit for the stove. - Garage addition will include three general purpose outlets, two circuits for electric car chargers, Switches and lights. - Two GFCI weather resistant outlets for Christmas lights. - Low voltage wire pull for security cameras. ALLOWANCE	\$10,033.00
5710 - Plumbing— final	Labor & materials to plumb per plans . Quote also includes installing new (customer supplied) fixtures, changing existing exterior faucet from hot to cold water. Cap drain and water lines to existing bath tub.	\$13,589.00
4150 - Roofing labor	Labor to install architectural grade shingle roof on entire house and garage. Demolition and removal of existing shingle roof included.	\$2,413.00
5895 - Misc materials	All materials required to install new shingle roof.	\$3,826.66
4350 - Garage door	Labor & materials to install garage door to architect's specifications;  9 X 7, CAN213MM, STEEL BACK INSULATED, MAHOGANY ON MAHOGANY FINISH, CLEAR INSULATED GLASS WITH SQ23 WINDOW DESIGN, JAMB SEAL TO MATCH DOOR, COMPLETE SECTIONAL GARAGE DOOR, INSTALLED  LIFTMASTER 8550, 3/4 HP BELT DRIVE OPERATOR WITH 7 FT RAIL, 2 TRANSMITTERS PROGRAMMED, INSTALLED	\$8,512.50



## OPTIONS:

A.

9 X 7, STEEL BACK INSULATED, SHORT RAISED PANEL, WHITE IN COLOR, JAMB SEAL, STANDARD LIFT, COMPLETE SECTIONAL GARAGE DOOR, INSTALLED. REQUIRES PAINTING.

LIFTMASTER 8355 1/2 HP BELT DRIVE OPERATOR WITH 7 FT RAIL, 2 TRANSMITTERS PROGRAMMED, INSTALLED  
DEDUCT - \$ 7029.45

B.

9 X 7, NON INSULATED, SHORT RAISED PANEL, WHITE IN COLOR, JAMB SEAL, STANDARD LIFT, COMPLETE SECTIONAL GARAGE DOOR, INSTALLED

LIFTMASTER 8355 1/2 HP BELT DRIVE OPERATOR WITH 7 FT RAIL, 2 TRANSMITTERS PROGRAMMED, INSTALLED  
DEDUCT - \$ 7346.95

C.

9 X 7, STEEL BACK INSULATED, SMART TEC OVERLAY DOOR, DESIGN CUSTOMER CHOICE, SOLID NO WINDOWS, FINISH PAINT BY OTHER, COMPLETE SECTIONAL GARAGE DOOR, INSTALLED

LIFTMASTER 8355 1/2 HP BELT DRIVE OPERATOR WITH 7 FT RAIL, 2 TRANSMITTERS PROGRAMMED, INSTALLED  
DEDUCT - \$ 6457.95

NOTE - Change in specifications of garage door may require re-submission of plans with new garage door design to McKinney Historic District for approval.

3400 - Exterior siding	Labor to repair random rotted or damaged siding, install siding and trim on new section of house and board and batten siding on new garage. ALLOWANCE	\$2,286.00
5895 - Misc materials	Exterior siding and trim materials. ALLOWANCE. Homeowner actual cost subject to current supplier pricing when ordered.	\$11,544.12
4150 - Roofing labor	Labor & materials required to install standing seam metal roof on eyebrow above front entrance.	\$1,651.00
4400 - Insulation	Labor & materials to insulate: 1. Newly constructed 2nd floor using 3" open cell foam on 2x4 walls & 5.5" on 2x6" open cell foam to encapsulate 2nd floor attic space. Includes protective plastic and Polyfoam W.  2. To insulate first floor attic and underside of house - 5.5" open cell foam 2x6 1st floor attic and 3" open cell foam 2x4 gables and 1" closed cell foam under house ADD - \$ 3,671.16 to quoted cost.  3. To insulate new garage with 5.5" open cell foam in 2x6 attic and 3" open cell foam in 2x4 est wall and gables ADD - \$ 1,318.87	\$1,461.57
4250 - Masonry labor	Labor to install new chimney, hearth and fireplace.	\$5,080.00
4200 - Masonry material	Materials required for chimney, hearth, fireplace and base. ALLOWANCE	\$2,349.50
5250 - Interior trim labor	Labor to install new trim, interior prehung doors (new and old) and finish stairway in house.	\$7,162.80
5895 - Misc materials	Materials for interior trim. ALLOWANCE	\$3,175.00
5275 - Interior doors	New interior doors per architects specifications. ALLOWANCE	\$2,656.42
5100 - Drywall	Labor & materials to install and/or repair drywall as required.	\$6,604.00
5400 - Cabinets and vanities	Labor & materials to install kitchen cabinets.	\$0.00



5510 - Ceramic tile	Labor to install brick veneer.	\$243.84
5895 - Misc materials	Brick veneer and mortar for kitchen back splash. ALLOWANCE	\$415.56
5450 - Countertops	Labor and materials to install kitchen countertop with farm house style sink, slide in range. Also includes bathroom vanity for drop in sink.	\$4,428.96
5400 - Cabinets and vanities	Labor & materials for bathroom vanity.	\$0.00
5250 - Interior trim labor	Labor to install new shower kerdi underlayment, kerdi niche and drain, and shower floor and wall tile.	\$1,958.85
5895 - Misc materials	Materials to construct Schluter shower under tile water proofing system with niche.	\$1,651.00
5510 - Ceramic tile	Ceramic tile, thinset and grout to install shower. ALLOWANCE	\$766.62
5620 - Shower doors and mirrors	Labor & materials to install frameless, clear glass shower door and side panel(s). ALLOWANCE	\$2,067.23
5520 - Special flooring	Labor to remove existing overlayment of flooring and replace / repair existing 1"x4" hard pine flooring. ALLOWANCE	\$1,910.08
5520 - Special flooring	Materials to install flooring in second story, downstairs bathroom and repair/replace damaged first floor flooring.	\$3,822.07
4600 - Painting— exterior	Labor & Materials to paint exterior of house and new garage; Prep, prime and paint exterior of newly constructed 2nd floor of residence. Color and sheen TBD - but most likely matching. Caulk and fill all seams and nail holes prior to painting.  Prep, prime and paint exterior of newly installed separate garage. Fill all gaps and nail holes prior to painting.  Powerwash and touchup wood replacement areas for the remainder of the house (garage and 2nd story are priced above). Color and sheen may not match 100% due to age and fading from exterior elements.	\$5,504.00
5300 - Painting— interior	Prep, prime and paint all newly installed kitchen cabinets.  Prep, prime and paint newly installed bathrom vanity. Color TBD	\$3,810.00
7001 - Sales Tax	Taxable materials - \$ 64,757.02	\$5,342.45

**Total Price: \$213,923.87**

#### CONTRACT FOR MAJOR HOME REPAIRS OR REMODELING

The Homeowner, desires to contract with, Pineapple Home Creations, Contractor, to perform certain work on property located at: 304 S. Waddill, McKinney, TX

#### 1. Job Description

The work to be performed under this agreement consists of the following (be specific): Furnish labor and materials to remodel, construct a single car detached garage and add additional heated & cooled living space to an existing 1925 Craftsman style historic home. Additional work to be completed detailed in architectural plans. SEE ATTACHED

#### 2. Payment Terms

In exchange for the specified work, homeowner agrees to pay Contractor as follows:

- a. Homeowner shall pay \$ 53,480.97 as a deposit equal to twenty-five percent (25% ) of total of estimated cost, for project upon execution of contract by cash or check.
  - i. This deposit shall be made in two payments as follows:
    1. The sum of \$ 30,000.00 shall be paid upon contract signing.
    2. The balance of \$ 23,480.97 shall be paid no later than thirty (30) days after contract execution.

- b. Progress payments shall be made as follows;
- i. Contractor shall submit invoices on a bi-weekly basis reflecting all labor and materials expended during that two week period until project is complete.
  - ii. Retainage; the final ten percent (10%) due upon Homeowner approval of completion of project.

### 3. Time of Performance

The work specified in Clause 1 shall be (check the boxes and provide dates):

started on or about 4/15/2021 and completed on or about 9/15/2021.

\*\*Time is of the essence\*\*

### 4. Independent Contract Status

It is agreed that Contractor shall perform the specified work as an independent contract. Contractor: maintains his or her own independent business and shall use his or her own tools and equipment except: \_\_N/A\_\_

Contractor shall perform the work independent of Homeowner's supervision, being responsible only for satisfactory completion of the work.

Contractor may use subcontractors, but shall be solely responsible for supervising their work and for the quality of the work they produce.

### 5. Liability Waiver

If contractor or any of its sub-contractors is/are injured in the course of performing the specific work, Homeowner shall be exempt from liability for those injuries to the fullest extent allowed by law.

### 6. Permits and Approvals

Contractor shall be responsible for determining which permits are necessary and for obtaining the permits.

Homeowner shall pay for all state and local permits necessary for performing the specific work.

Homeowner shall be responsible for obtaining approval from the local homeowner's association, if required.

### 7. Liens and Waivers of Liens

To protect Homeowner against liens being filed by Contractor, subcontractors and providers of materials, Contractor agrees that (check one box and provide description, if necessary):

Final payment to Contractor under Clause 2 shall be withheld by Homeowner until Contractor presents Homeowner with lien waivers, lien releases, or acknowledgment of full payment from each subcontractor and materials provider.

### 8. Materials

All materials shall be new, in compliance with all applicable laws and codes, and shall be covered by a manufacturer's warranty if appropriate, except as follows: \_\_N/A\_\_

### 9. What Constitutes Completion

The work specified in Clause 1 shall be considered completed upon approval by Homeowner, provided that Homeowner's approval shall not be unreasonably withheld. Except for the "retainage amount" of 10% of the contract price, substantial performance of the specified work in a workmanlike manner shall be considered sufficient grounds for Contractor to require final payment by Homeowner, except as provided in Clause 7.

### 10. Limited Warranties

Contractor will complete the specified work in a substantial and workmanlike manner according to standard practices prevalent in Contractor's trade. Contractor warrants that: the specified work will comply with all applicable building codes and regulations. The labor and materials provided as part of the specified work will be free from defects for 2 Years from the date of completion. Additional warranties offered by the Contractor are as follows: \_\_All Manufacturers Warranties\_\_

### 11. Dispute Resolution

If any dispute arises under the terms of this agreement, the parties agree to select a mutually agreeable neutral third party to help them mediate it. If the mediation is deemed unsuccessful, the parties agree that (check one box):

a. The dispute shall be decided by the applicable small claims court if the amount in dispute is within the court's jurisdiction, and otherwise by binding arbitration under the rules issued by the American Arbitration Association. The decision of the arbitrator shall be final.

b. The dispute shall be directly submitted to binding arbitration under the rules issued by the American Arbitration Association. The decision of the arbitrator shall be final.

The reasonable attorney fees of the prevailing party shall be paid by the other party.

### 12. Change Order (Mid-Performance Amendments)

The Contractor and Homeowner recognize that:

a. Contractor's original cost and time estimates may prove too low due to unforeseen events, or to factors unknown to the Contractor when the contract was made;



b. Homeowner may desire a mid-job change in the specifications that would add time and cost to the specified work possibly inconvenience the Contractor; or

c. Other provisions of the contract may be difficult to carry out because of unforeseen events, such as a materials shortage or a labor strike.

If these or other events beyond the control of the parties reasonable require adjustments to this contract, the parties shall make a good faith attempt to agree on all necessary particulars. Such agreements shall be put in writing, signed by the parties and added to this contract. Failure to reach agreement shall be deemed a dispute to be resolved as agreed in Clause 11.

**13. Indemnification (Hold Harmless) Clause**

Contractor agrees to:

Hold harmless and indemnify Homeowner for all damages, costs and attorney fees that arise out of harm caused to Contractor, subcontractors and other third parties, known and unknown, by Contractor's performance of the specified work. Obtain adequate business liability insurance that will cover Job and any injuries to subcontractors or employees.

**14. Site Maintenance**

Contractor agrees to be bound by the following conditions when performing the specified work:

a. Contractor shall perform the specified work between the following days/hours: M-Sa 8am-6pm In the event that additional work days should be required, Customer and Contractor agree to: only perform work on mutually agreed upon required additional days.

b. At the end of each day's work, Contractor's equipment shall be stored in the following location: Homeowner Approved Location on the Jobsite or On-Site Job Trailer

c. At the end of each day's work, Contractor agrees to clean all debris from the work area and leave all appliances and facilities in good working order except as follows: Work area facilities, as required

Contractor agrees to confine all work-related activity, materials and products, including dust and debris, to the following areas: TBD

**15. Additional Agreements and Amendments**

Homeowner and Contractor additionally agree that:

a. All agreements between Homeowner and Contractor related to the specified work are incorporated in this contract. Any modification to the contract shall be in writing.

Signature

\_\_\_\_\_

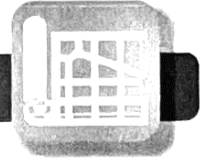
Approved by: Brett & Kayce Mershon

\_\_\_\_\_

Date: 3-16-2021 7:50 AM

\_\_\_\_\_

# HNIZ INCENTIVE APPLICATION FORM



Complete and sign this application and return this page with the Required Submittals listed above to [contact-historicpreservation@mckinneytexas.org](mailto:contact-historicpreservation@mckinneytexas.org) as a pdf.

By signing this application for a letter of eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption program, the applicant affirms:

- All submitted information for this application represents an accurate description of the proposed work.
- Filing an application does not guarantee approval of a Letter of Eligibility.
- It is understood that approval of this application by the Historic Preservation Officer in no way constitutes approval of a building permit or other required City permit approvals.
- The applicant certifies that the project described in this application will be constructed in exact accordance with aforesaid plans and specifications.
- The property will be inspected periodically by the director of planning for compliance with the requirements of the HNIZ program.

NAME (Print): Brett & Kayce Mershon  
ADDRESS (line 1): 304 S. Waddill  
ADDRESS (line 2): \_\_\_\_\_  
City, ST, ZIP: McKinney TX 75069  
Geographic ID Number R- \_\_\_\_\_  
Phone: 972-333-8857  
E-mail: Kayce.mershon@gmail.com  
Signature: Kayce Mershon  
Date: 9/6/22

TAX EXEMPTION LEVEL REQUESTED: Circle requested level of exemption.

Historic Marker Level

Restoration Level

Preservation Level

## For Office Use Only

HNIZ Case #:	<u>HP2022-0104</u>	Date Received:	<u>October 10, 2022</u>
Preservation	<u>High</u>	Letter of	_____
Built Circa:	<u>1935</u>	Board Approval	_____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. SEE LIST OF "REQUIRED SUBMITTTALS."





Logger  
Approved Adaptor

MicroNam

















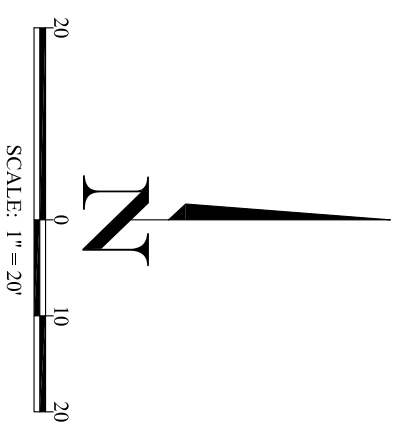
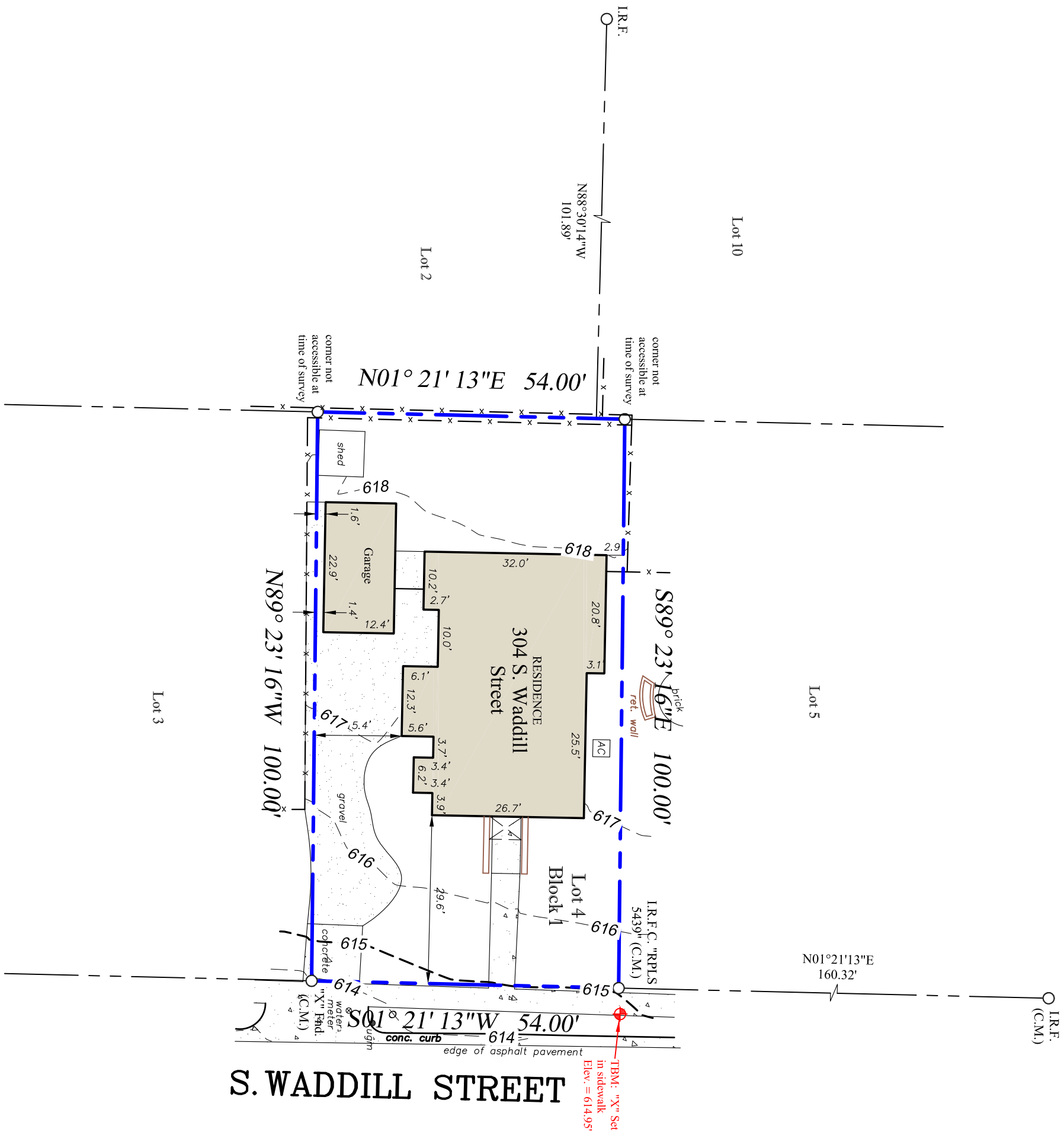








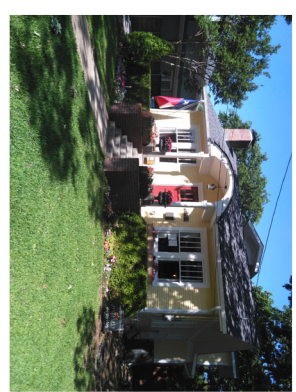




**PROPERTY DESCRIPTION:** Lot 4, in Block 1, BUSH-GARLAND ADDITION, an addition to the City of McKinney, Collin County, Texas, according to the map or plat thereof recorded in Volume 1, Page 128, Plat Records of Collin County, Texas.

**LEGEND:**

- Boundary Line
- Overhead Utility Line
- Fence Line (q. post)
- x --- (q. post)
- C.M. (blue cap)
- Controlling Monument
- I.R.F. (blue cap)
- 1/2" Iron Rod Found (unless otherwise noted)
- I.P.F. (blue cap)
- 1/2" Iron Pipe Found
- I.R.S. (blue cap)
- 1/2" Iron Rod Set
- "Old Town Surveying" (blue cap)

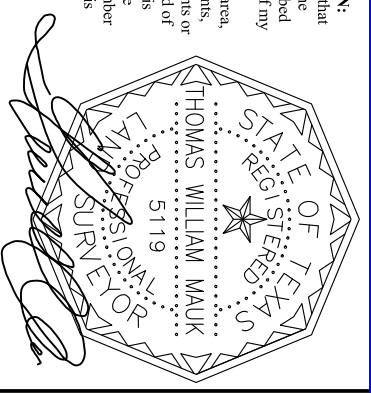


**FLOOD NOTE:** It is my opinion that the property described hereon is not within the 100-year floodplain as scaled per the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 480135 0260 K, present Effective Date of Map, June 7, 2017, herein property lies within Zone "X" Unshaded.

<b>Pinapple Homes</b>	
<b>Fieldwork Date:</b> 05/07/2022	<b>Party Chief:</b> BH
<b>Job No.:</b> 202204114	<b>Tech:</b> TO

**SURVEYORS CERTIFICATION:**  
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way that I have been advised of except as shown hereon. Use of this document is solely intended for the transaction reflected by the G.F. Number referenced hereon. Any other use is prohibited and at user's risk.

June 6, 2022



- NOTES**
- Bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).
  - Elevations shown hereon are based on the Trimble G.P.S. Network, NAVD88 datum.
  - This survey was prepared without the benefit of a current title search, therefore no search of recorded easements was performed on the subject property.

**Old Town Surveying, LLC.**  
Professional Land Surveyors

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Ph. 469-293-8079 info@oldtownsurveying.com  
TFRN Number: 10194611