INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

REFER TO THE "SUBMITTAL REQUIREMENTS CHECKLIST"

By signing this Certificate of Appropriateness (COA) application, the applicant affirms:

- All submitted information for this application represents an accurate description of the proposed work.
- The applicant certifies that the project described in this application will be constructed in exact accordance with aforesaid plans and specifications.
- The applicant agrees to conform to all conditions of approval.
- It is understood that approval of this application by the Historic Preservation Officer or the Historic Preservation Advisory Board in no way constitutes approval of a building permit or other required City permit approvals.
- Filing an application does not guarantee approval.
- The COA becomes null and void if authorized construction does not commence within one year. This will require receiving a new CoA approval.
- Work completed in deviation from this Certificate of Appropriateness or without a Certificate of Appropriateness may result in fines and/or misdemeanor charges.

APPLICANT INFORMATION:

Applicant Name: Kevin Scott

Company: KLS Plus Properties LLC

Address: 618 W Louisiana St

City, State, Zip: McKinney, TX 75069

Phone: 972-998-8016   Email: Kcscott607@gmail.com

PROPERTY OWNER INFORMATION: (Multiple property owners must complete and sign separate application).

Applicant Name: 4905 Grinnell - Series of KLS Plus Properties LLC

Company: KLS Plus Properties LLC

Address: 618 W Louisiana St.

City, State, Zip: McKinney, TX 75069

Phone: 972-998-8016 Email: kcscott607@gmail.com

☒ I will represent the application myself; or

☐ I herby designate_____ (applicant above) to act as my agent for submittal, processing, representation, and/or presentation of this application. The designee shall be the primary contact person for this application.

☒ I hereby certify that I am the owner of the property and certify that the information provided within this application is true and correct. By signing below, I agree that the City of McKinney is authorized and permitted to provide information contained within this application, including the email address, to the public and in response to a Public Information Request.

DIGITAL SIGNATURES ACCEPTED

Owner Signature: _Kevin C. Scott_   Date: 4 Nov 2025

Re: Demolition of Existing Metal Shed – 408 Oak Street, McKinney, Texas

To the Historic Preservation Office and Review Board,

We are submitting this letter of intent to request approval to demolish an existing metal shed located in the northeast corner of the property at **408 Oak Street**, near Walker Street.

The shed is a small, pre-fabricated metal structure measuring approximately **8 feet by 8 feet**. It is estimated to be at least **30 years old** and is of no historical or architectural significance. The building has not been maintained and is in a severe state of deterioration. The metal walls and roof are rusted and leaking, and the door has degraded to exposed yellow insulation and can no longer be closed securely.

Due to its condition and lack of structural integrity, the shed cannot be feasibly repaired or improved. Our intent is to **remove the shed entirely** to eliminate the eyesore and safety hazard and to enhance the overall appearance and maintenance of the property.

Thank you for your consideration of this request.

Sincerely,
Kevin Scott
Property Owner / Applicant
408 Oak Street
McKinney, TX 75069

The existing shed features a simple utilitarian design with a metal exterior and a shallow gable metal roof. The structure measures approximately 8 feet in height, 8 feet in width, and 10 feet in length. It rests on a series of concrete and wood blocks that serve as its foundation. The overall appearance is modest and functional, consistent with a secondary outbuilding. The materials and construction indicate it was likely intended for basic storage rather than long-term or permanent use.

![CBG Surveying Texas LLC logo]

![ALLEGIANCE TITLE COMPANY logo]

LEGEND

Symbol	Description	Symbol	Description
○	1/2" ROD FOUND	□	FENCE POST FOR CORNER
⊗	1/2" ROD SET	CM	CONTROLLING MONUMENT
⊠	1" PIPE FOUND	AC	AIR CONDITIONER
⊠	60D NAIL FOUND	PE	POOL EQUIPMENT
✦	POINT FOR CORNER		
⊛	ANGLE IRON ROD FOUND	●	POWER POLE
T	TRANSFORMER PAD	△	OVERHEAD ELECTRIC
■	COLUMN		IRON FENCE
▲	UNDERGROUND ELECTRIC	✕	BARBED WIRE
—OHP—	OVERHEAD ELECTRIC POWER		EDGE OF ASPHALT
—OES—	OVERHEAD ELECTRIC SERVICE		EDGE OF GRAVEL
	CHAIN LINK		STONE
	WOOD FENCE 0.5' WIDE TYPICAL		CONCRETE
	DOUBLE SIDED WOOD FENCE		COVERED AREA
			BRICK

EXCEPTIONS:

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408 N. Oak Street

Being a tract of land situated in the Thomas T. Bradley 291 Acre Survey, Abstract No. 88, Collin County, Texas, and being a portion of Block 6 of the T. T. Bradley Addition, to the City of McKinney, Collin County, Texas, same being that tract of land conveyed to Lonnie J. Murphy, as part of her separate estates and to her sole and separate use, by deed recorded in Volume 574, Page 428, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying in the intersection of the South line of W. Walker Street (public right-of-way) and the East line of N. Oak Street (40 foot right-of-way), same being the Northwest corner of Block 6, from which a 1/2 inch iron rod found bears North 02 degrees 21 minutes 41 seconds East, a distance of 20.01 feet for witness;

THENCE South 89 degrees 00 minutes 41 seconds East, along said South line of N. Walker Street, a distance of 87.49 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of that tract of land conveyed to Anna W. Tomczyk, a single woman, by deed recorded in Instrument No. 2022-2022000134376, Official Public Records of Collin County, Texas, from which a 60d found bears South 89 degrees 00 minutes 41 seconds East, a distance of 112.25 feet, at the Northeast corner of said Tomczyk tract;

THENCE South 02 degrees 12 minutes 08 seconds West, along the West line of said Tomczyk tract, a distance of 99.34 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said Tomczyk tract, and lying along the North line of that tract of land conveyed to Simon Bruce Richardson, an unmarried person, by deed recorded in Instrument No. 20100107000017330, Official Public Records of Collin County, Texas, from which a angle iron rod found bears North 89 degrees 59 minutes 21 seconds East, a distance of 112.03 feet, at the Southeast corner of said Tomczyk tract;

THENCE South 89 degrees 59 minutes 21 seconds West, along the North line of Richardson tract, passing at a distance of 32.64 feet to a 1 inch iron rod found, at the Northwest corner of said Richardson tract, and being the Northeast corner of that tract of land conveyed to June Hanna, by deed recorded in Volume 862, Page 47, Deed Records of Collin County, Texas, and continuing at a distance of 83.99 feet to a 1/2 inch iron rod found at the Northwest corner of said Hanna tract, and continuing a total distance of 87.81 feet to a point for corner, said corner lying along the aforementioned East line of N. Oak Street;

THENCE North 02 degrees 21 minutes 41 seconds East, along said East line of N. Oak Street, a distance of 100.88 feet to the POINT OF BEGINNING and containing 8,770 square feet or 0.20 acres of land.

W. WALKER STREET
UNIMPROVED PUBLIC R.O.W.

POINT OF BEGINNING

S 89°00'41" E 87.49'
S 89°00'41" E 112.25'

CM FOUND
NE CORNER OF
ANNA W. TOMCZYK,
A SINGLE WOMAN
INST. NO.
2022-2022000134376

8,770 Sq. Feet
0.20 Acres

1" IPF FOR WITNESS
N 36°31'02" E 1.68'
N 02°21'41" E 20.01'

WATER METER

N 02°21'41" E 100.88'

N. OAK STREET 40' R.O.W.

8.0' X 10.1'
METAL SHED
NO FOUNDATION

ONE STORY FRAME

GAS METER

CLEANOUT

S 02°12'08" W 99.34'

ANNA W. TOMCZYK,
A SINGLE WOMAN
INST. NO. 2022-2022000134376

CM FOUND
SE CORNER OF
ANNA W. TOMCZYK,
A SINGLE WOMAN
INST. NO.
2022-2022000134376

N 89°59'21" E 112.03'

26.3' 26.2' 28.9' 21.8' 4.1' 21.3' 30.3' 50.2' 23.4' 14.8' 2.7' OFF 4.1' OFF 3.5' OFF 1.2' OFF 1.1' OFF

S 89°59'21" W 87.81'
83.99'   32.64'

JUNE HANNA
VOL. 862, PG. 47

SIMON BRUCE RICHARDSON,
AN UNMARRIED PERSON
INST. NO. 20100107000017330

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48085C0280J, this property does not lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By:	MARIA
Scale:	1" = 20'
Date:	05/06/2024
GF NO.:	ALMK-1631-3016312400074
Job No.	2406753

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Houston, TX 77073
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Firm No. 10194280
www.cbqtxllc.com

STATE OF TEXAS
REGISTERED
ABEL P. STENDAHL
6754
R.P.L.S. 6754

Date: _____
Accepted by: _____
Purchaser _____
Purchaser _____

Scale bar: 0 20 40 60