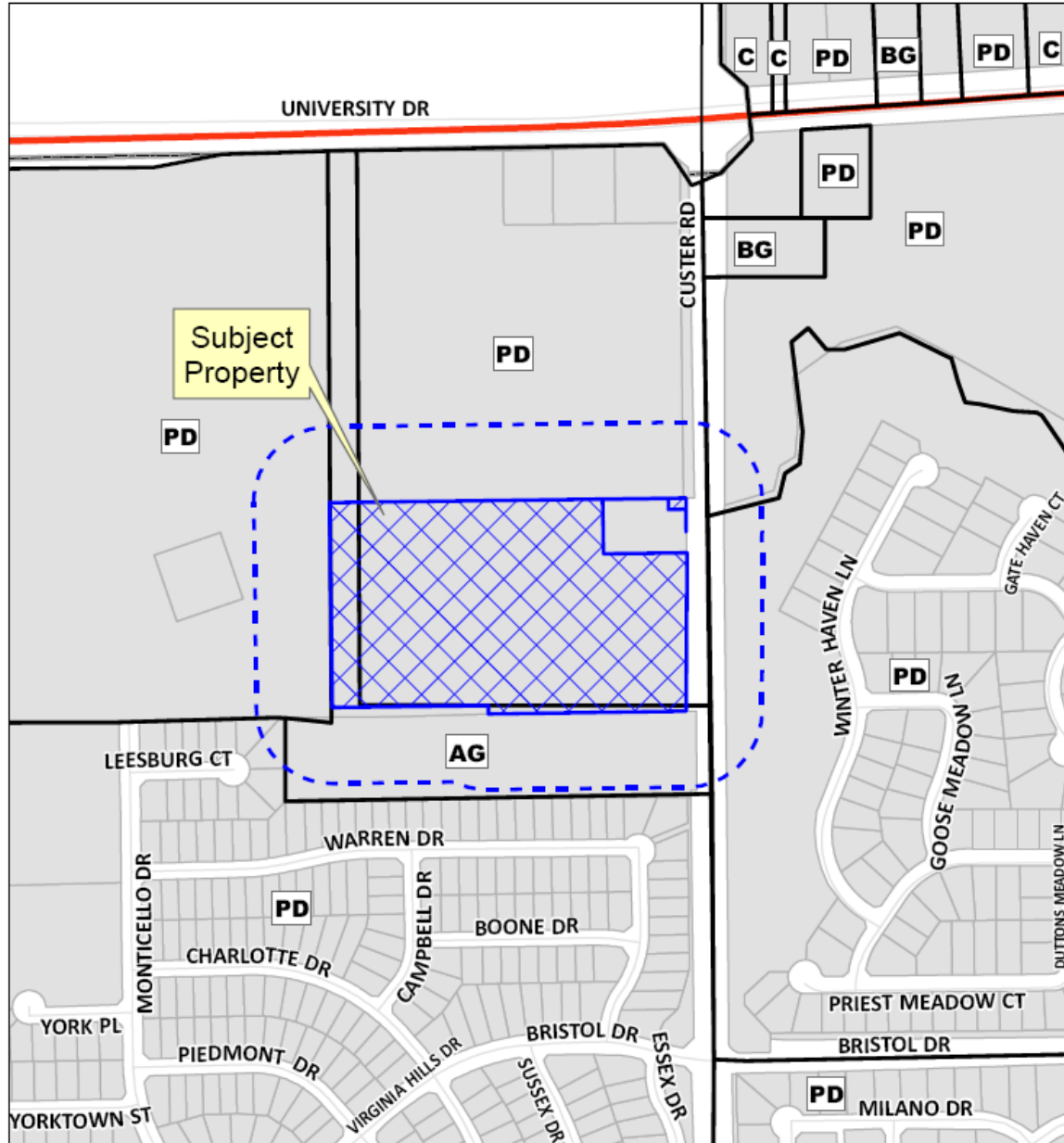


# Case No. 12-028MRP

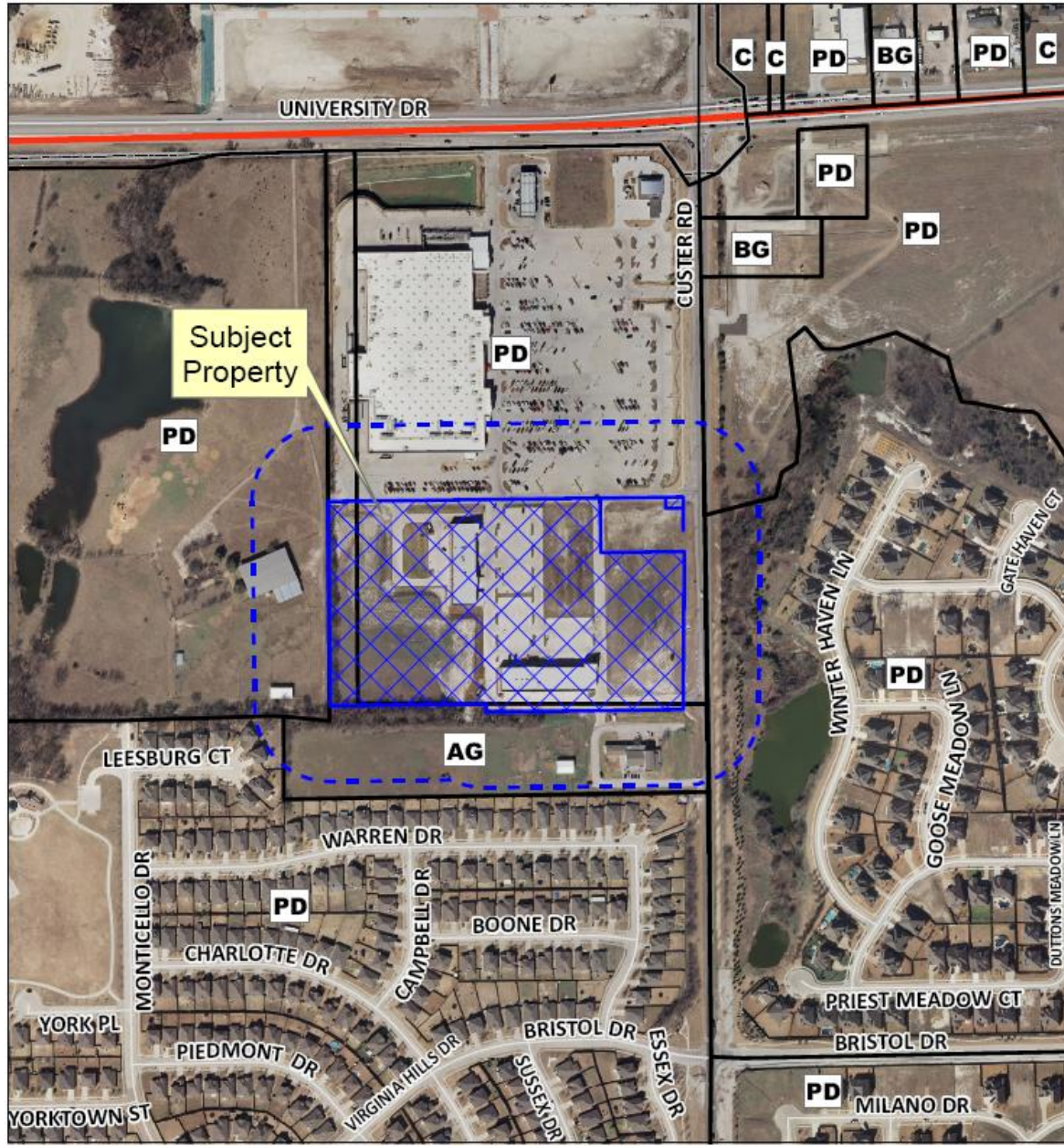
## Shops at Eagle Point Addition



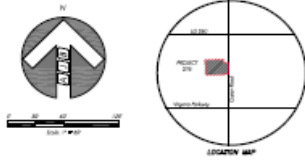
# Location Map



# Aerial Exhibit



# Proposed Minor Replat



**JURISDICTION CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT J. AUSTIN J. BEDFORD, the hereby certify that I prepared this plan from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Planning Rules and Regulations of the City of McKinney, Collin County, Texas.

**AUSTIN J. BEDFORD**  
Registered Professional Land Surveyor No. 4132  
A.J. Bedford Group, Inc.  
507 North Glenn Road  
Rockwall, Texas 75087

COUNTY OF ROCKWALL #  
STATE OF TEXAS #

BEFORE ME, the undersigned authority, on this day personally appeared **AUSTIN J. BEDFORD**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 22 day of February, 2012.

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

STATE OF TEXAS #  
COUNTY OF COLLIN #

KNOW ALL MEN BY THESE PRESENTS:

THAT **J.R. UPTOWN CLUSTER PARTNERS, L.P.** do hereby certify this plan designating the herein described property as a **MINOR REPLAT OF SHOPS AT EAGLE POINT, LOT 18, BLOCK A**, an addition to the City of McKinney, Collin County, Texas and the hereby dedicate to the public use of streets, their streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and the public, utilities existing or to be constructed, and all other public utility and the City of McKinney shall have the right to traverse and keep removed all or parts of any building, fence, structure, or other improvements or growth, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems or road easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patching, maintaining and relating to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

**UPTOWN CLUSTER PARTNERS, L.P.** Date

By

Its

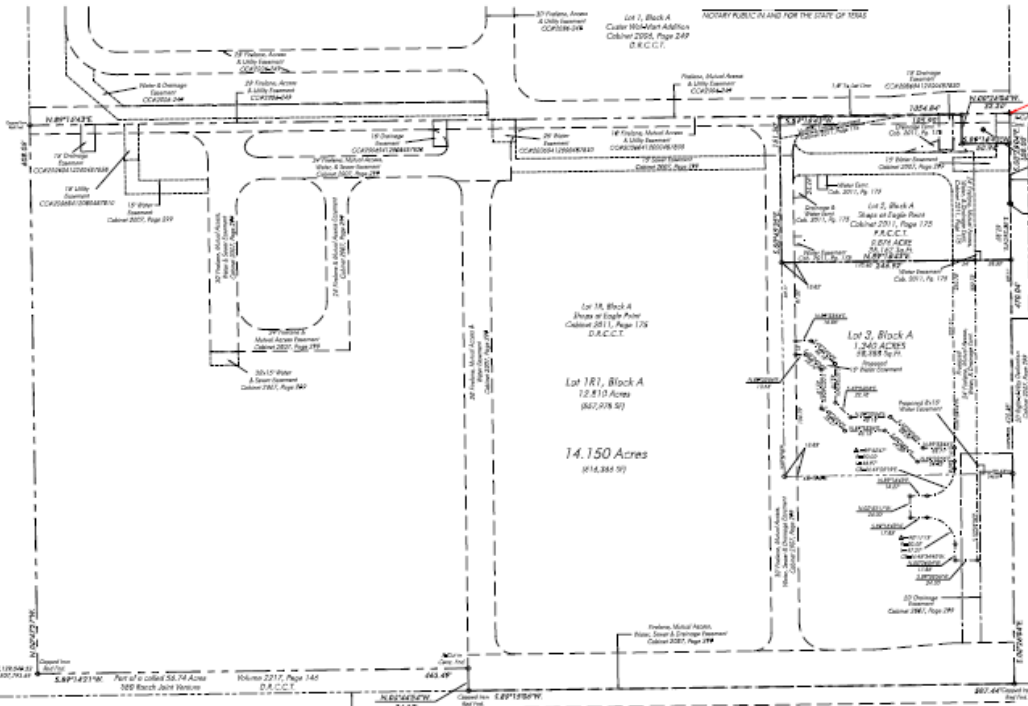
COUNTY OF DALLAS #  
STATE OF TEXAS #

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of **J.R. UPTOWN CLUSTER PARTNERS, L.P.**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 22 day of February, 2012.

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

Received by the Planning Department on 2.24.12



**OWNER'S CERTIFICATE**

STATE OF TEXAS #  
COUNTY OF COLLIN #

WHEREAS **UPTOWN CLUSTER PARTNERS, L.P.** own the several of a 14.150 acre tract of land situated in the J.R. Burrows Survey, Abstract Number 70, in the City of McKinney, Collin County, Texas and all of Lot 18, Block A of the Minor Plat of SHOPS AT EAGLE POINT, LOTS 181 & 2 an addition to the City of McKinney according to the plat recorded in Collin 2011, Page 172 of the Plat Records of Collin County, Texas (P.R.C.C.) and being more particularly described as follows:

**BEGINNING** at one 1/4" lot in easement found for the southwest corner of said Lot 18, Block A and being located in the east line of a 20' right-of-way dedication for Custer Road (120' wide at the plat) by plat of Slope at Eagle Point recorded in Collin 2007, Page 274;

THENCE along the west line of said Custer Road dedication, SOUTH 00°26'04" EAST a distance of 100.00 feet to a 3/4" inch iron rod set in the east line of said Lot 2;

THENCE departing the west line of said Custer Road and following the east line of said Lot 2, SOUTH 89°16'43" WEST a distance of 1.05 feet to a 3/4" inch iron rod set for corner;

THENCE continuing with said east line, NORTH 02°20'04" WEST a distance of 44.80 feet to a 3/4" inch iron rod set for the eastern northeast corner of said Lot 2;

THENCE SOUTH 89°16'43" WEST a distance of 50.94 feet to a 3/4" inch iron rod set for corner;

THENCE NORTH 02°20'04" WEST a distance of 32.20 feet to a 3/4" inch iron rod set for the westerly southwest corner of said Lot 2;

THENCE SOUTH 89°16'43" WEST a distance of 193.90 feet to a 3/4" inch iron rod set for the northwest corner of said Lot 2;

THENCE SOUTH 00°40'30" EAST a distance of 161.20 feet to a 3/4" inch iron rod set for the southeast corner of said Lot 2;

THENCE NORTH 89°16'43" EAST a distance of 248.40 feet to a 3/4" inch iron rod set for the southeast corner of said Lot 2 and being located in the east line of said Custer Road;

THENCE along the west line of said Custer Road, SOUTH 00°26'04" EAST a distance of 470.54 feet to a capped iron rod found for the southeast corner of said Lot 18;

THENCE departing the west line of said Custer Road and following the south line of said Lot 18, SOUTH 84°18'04" WEST a distance of 287.44 feet to a capped iron rod found for corner;

THENCE continuing with said south line, NORTH 00°44'54" EAST a distance of 24.87 feet to an 1/4" iron in easement found for corner;

THENCE continuing with said south line, SOUTH 89°14'21" WEST a distance of 462.49 feet to a capped iron rod found for the southeast corner of said Lot 18;

THENCE NORTH 00°44'54" WEST a distance of 438.06 feet to a capped iron rod found for the southeast corner of said Lot 18;

THENCE NORTH 89°14'43" EAST a distance of 1,054.84 feet to the POINT OF BEGINNING;

CONTAINING 14.150 acres or 557,578 square feet of land more or less.

THE PURPOSE OF THIS MINOR REPLAT IS TO SUBDIVIDE LOT 18 INTO 2 LOTS

**MINOR REPLAT OF SHOPS AT EAGLE POINT LOTS 181 & 3, BLOCK A**  
Block A REPLAT of Lot 18, Block A in the Shops at Eagle Point

J.R. BURROWS SURVEY, ABST. NO. 70  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

Owner: **UPTOWN CLUSTER PARTNERS, L.P.** 7920 161<sup>ST</sup> (LINE ROAD), SUITE 300  
MCKINNEY, TEXAS 75064  
214-488-7024

Prepared: **DOBBS ENGINEERING CONSULTANTS**  
106 W. LOCKHART STREET  
MCKINNEY, TEXAS 75064  
972-561-0434

Drawn By: **A.J. BEDFORD**  
P.L.S. - D. DAVIS  
P.L.S. - AUSTIN BEDFORD  
Checked By: **L. SPRAWL**  
L.S. - J. L. LARSEN  
Scale: 1" = 40'  
Date: 12/14/2011  
Title: **MINOR REPLAT**

**CERTIFICATE OF APPROVAL**  
Approved and Accepted

Commission Chairman  
Planning & Zoning Commission  
City of McKinney, Texas

Date

SHEET 1 OF 1



**PLAT STATEMENT** - According to Community Front No. 48860285, dated June 2, 2009 of the Federal Emergency Management Agency National Flood Insurance Program map that property is within Flood Zone "X" which is a risk equal flood hazard area. Since this plat is not within an identified special flood hazard area, no flood statement does not apply for the property and the structure thereon will be free from flooding or flood damage. On rare occasions, grade needs to be raised and all curbs and street heights may be decreased by materials or natural means. This statement shall not constitute liability on the part of the Surveyor.

# Staff Recommendation

Staff recommends approval of the proposed minor replat with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Plat/Replat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to remove the word “proposed” from the easements that are to be dedicated by this plat.