* OWNER'S CERTIFICATE *

STATE OF TEXAS \$ COUNTY OF COLLIN \$

WHEREAS, GARLAND ALL STORAGE ASSOCIATES, LTD, is the owner of a tract of land situated in the J.R. BURROWS SURVEY, ABSTRACT NO. 70, in the City of McKinney, Collin County, Texas, and being all of Lot 5, Block A of SHOPS AT EAGLE POINT, an Addition to the City of McKinney, Collin County, Texas, according to the Replat recorded in Volume 2015, Page 573 of the Plat Records, Collin County, Texas (P.R.C.C.T.), and also being that certain tract of land as described in Special Warranty Deed to GARLAND ALL STORAGE ASSOCIATES, LTD as recorded in instrument No. 2015126001353160 O.P.R.C.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at X-Cut in concrete set for corner at the northeast corner of said Lot 5 and the southeast corner of Lot 1, Block A of CUSTER WAL-MART ADDITION, as recorded in Volume 2006, Page 249, P.R.C.C.T. and also being in the west right-of-way line of Custer Road (a variable width public right-of-way);

THENCE South 00 degrees 28 minutes 12 seconds East, along said west right—of—way line of Custer Road, a distance of 33.19 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' set for corner at the most easterly northeast corner of Lot 2, Block A of SHOPS AT EAGLE POINT, as recorded in Volume 2011, Page 175;

THENCE South 89 degrees 14 minutes 31 seconds West, departing said west right—of—way line of Custer Road, a distance of 49.74 feet to a 5/8 inch iron rod with yellow cap stamped 'JDJR' set for corner;

THENCE North 00 degrees 28 minutes 12 seconds West, a distance of 32.19 feet to an X-Cut in concrete set at the most northerly northeast corner of said Lot 2;

THENCE South 89 degrees 14 minutes 35 seconds West, along the north line of said Lot 2, a distance of 197.10 feet to an X-Cut in concrete found at the northwest corner of said Lot 2;

THENCE South 00 degrees 47 minutes 43 seconds East, a distance of 348.86 feet to an X—Cut in concrete found on the west line of Lot 4, and at the most southerly northeast corner of Lot 6, of said Block A of SHOPS AT EAGLE POINT recorded in Volume 2015, Page 573, P.R.C.C.T.;

THENCE South 89 degrees 19 minutes 05 seconds West, a distance of 182.14 feet to an X—Cut in concrete found at an interior el corner of said Lot 6;

THENCE North 00 degrees 47 minutes 45 seconds West, a distance of 349.62 feet to an X-Cut in concrete found at the most northerly northeast corner of said Lot 6 and in the south line of said Lot 1. CUSTER WAL-MART ADDITION

THENCE North 89 degrees 14 minutes 35 seconds East, along the said south line of said Lot 1, a distance of 428.99 feet to the **POINT OF BEGINNING**, and containing 65,551 square feet or 1.5048 acres of land.

* OWNER'S DEDICATION *

STATE OF TEXAS \$ COUNTY OF DALLAS \$

NOW, THEREFORE, KNOW ALL ME BY THESE PRESENTS:

THAT, GARLAND ALL STORAGE ASSOCIATES, LTD, acting herein by and through the authorized agent does hereby adopt this amending plat designating the herein above described property as SHOPS AT EAGLE POINT, LOTS 5R-1 & 5R-2, BLOCK A, BEING A REPLAT OF LOT 5, BLOCK A, SHOPS AT EAGLE POINT, Volume 2015, Page 573 an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements, and the City of McKinney and all public utilities shall have the right of ingress and egress to and upon said easements for constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone.

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

WITNESS MY HAND this the ____ day of ______, 2020.

MARK E. McDOWELL

GARLAND ALL STORAGE ASSOCIATES, LTD

STATE OF TEXAS \$ COUNTY OF DALLAS \$

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **MARK E. McDOWELL**, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the ___ day of _____, 2020.

Notary Public in and for the State of Texas

* SURVEYOR'S STATEMENT *

KNOW ALL MEN BY THESES PRESENTS:

THAT, I, **KERRY M HOEFNER**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that to the best of my knowledge, information and belief, that I have prepared this plat from an actual survey made on the ground of the property shown hereon, and that the corner monuments shown hereon actually exist or were placed under my supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

WITNESS MY HAND this the ___ day of _____, 2020.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

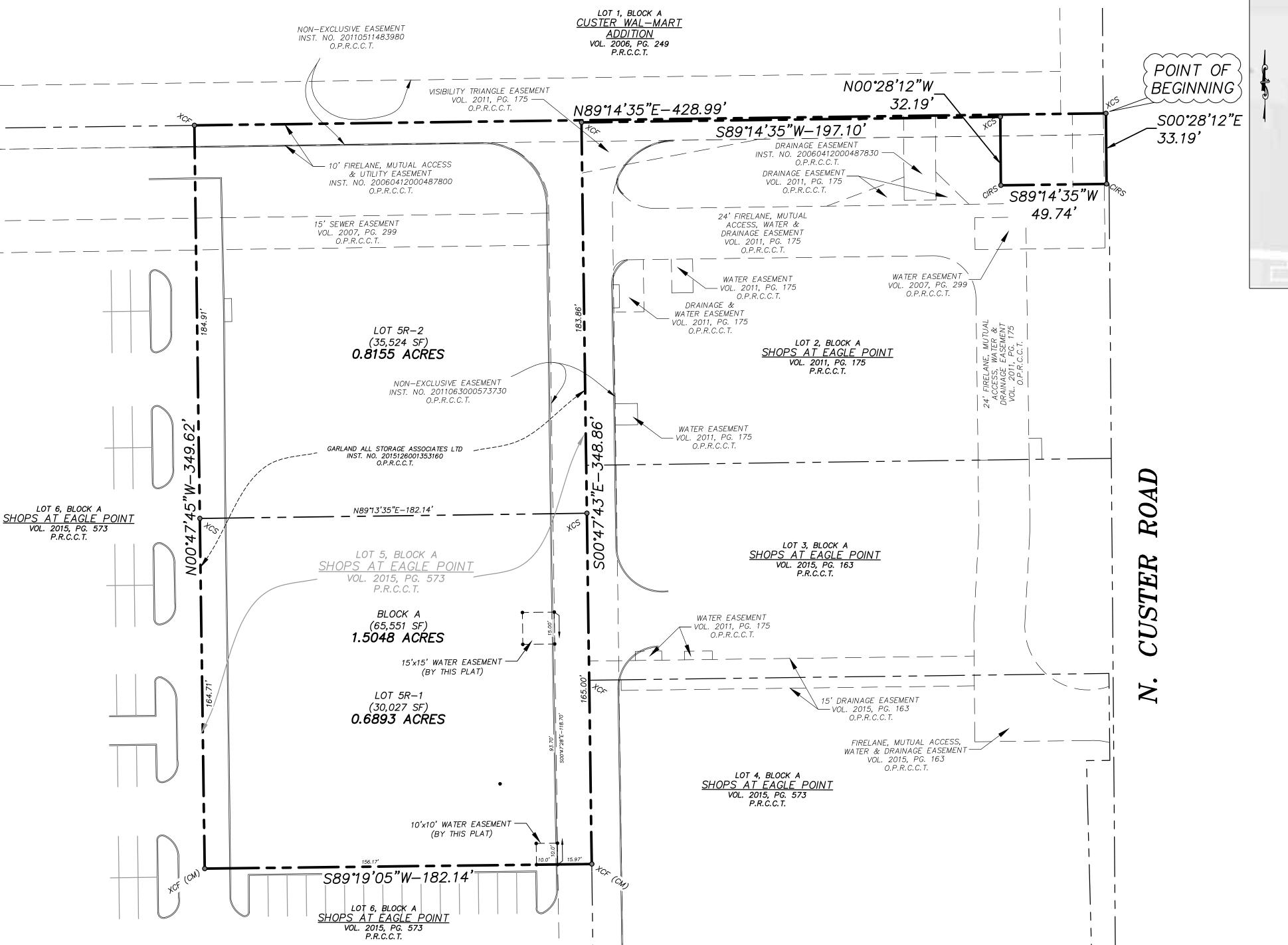
KERRY M HOEFNER, R.P.L.S. 4562

STATE OF TEXAS \$ COUNTY OF DALLAS \$

BEFORE ME, the undersigned, a Notary Public in and said State on this date personally appeared **KERRY M HOEFNER**, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 2020.

Notary Public in and for the State of Texas



* GENERAL NOTES *

1. Basis of Bearings: The bearings shown hereon are based on the found monumentation noted as "CM" (Control Monument) of the plat of SHOPS AT EAGLE POINT, recorded in Volume 2015, Page 573, P.R.C.C.T. as field—verified by autonomous GPS observation based upon the Leica SmartNet, GEOID12A, Texas North Central zone, NAD83.

2. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

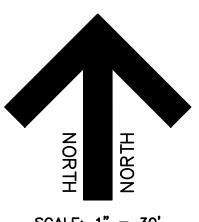
3. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, the subject property appears to be located in Zone "X" (areas determined to be outside the 100—Year Flood Plain), as shown on Map No. 48085C0255J; Map Revised: June 2, 2009, for Collin County, Texas and incorporated areas. This flood statement does not imply that the property and/or the structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

* PURPOSE STATEMENT *

The purpose of this plat is to divide Lot 5, Block, A SHOPS AT EAGLE POINT into 2 lots.



N. T. S.



SCALE: 1" = 30' 0' 30' 60' GRAPHIC SCALE

LEGEND X CUT FOUND XCF X CUT SET CONTROL MONUMENT D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS INST. NO. COUNTY CLERK'S FILE NUMBER VOL., PG. VOLUME, PAGE CLEAN OUT FIRE HYDRANT LIGHT POLE SANITARY SEWER MANHOLE SIGN STORM DRAIN MANHOLE WATER VALVE

* APPROVED & ACCEPTED *

City Manager City of McKinney, Texas

Date

REPLAT SHOPS AT EAGLE POINT BLOCK A, LOTS 5R-1 AND 5R-2

BEING A REPLAT OF LOT 5, BLOCK A,
SHOPS AT EAGLE POINT,
VOLUME 2015, PAGE 573, P.R.C.C.T.
LOCATED IN THE J.R. BURROWS SURVEY ABSTRACT 70
CITY OF McKINNEY, COLLIN COUNTY, TEXAS

1.5048 ACRE

MARCH, 2020

OWNER:
GARLAND ALL STORAGE
ASSOCIATEES, LTD
82 W. ARMSTRONG DRIVE
MUSTANG, OKLAHOMA, 73064

DEVELOPER:
CONIFER REAL ESTATE, INC.
260 MIRON DRIVE. #108
SOUTHLAKE, TEXAS, 75092
(817) 552-7782

JDJR

PREPARED BY:

ENGINEERS AND CONSULTANTS, INC.

TBPLS Firm No. 100356-00

ENGINEERS • LAND PLANNERS • SURVEYORS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: MARCH 12, 2020 DRAWN BY: BJC JDJR PROJECT NO.

1209-8-19

SCALE: 1" = 30' CHECKED BY: KMH © COPYRIGHT 2020