

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AUSTIN J. BEDFORD, do hereby certify that I prepared this plat 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 Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
AJ Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Date

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 the \_\_\_ day of \_\_\_, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, UPTOWN CUSTER PARTNERS, L.P. do hereby adopt this plat designating the hereon described property as a MINOR REPLAT OF SHOPS AT EAGLE POINT, LOT 1R1 & 3, BLOCK A an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, their 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 building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding 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 platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

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

UPTOWN CUSTER PARTNERS, L.P. Date

by

title

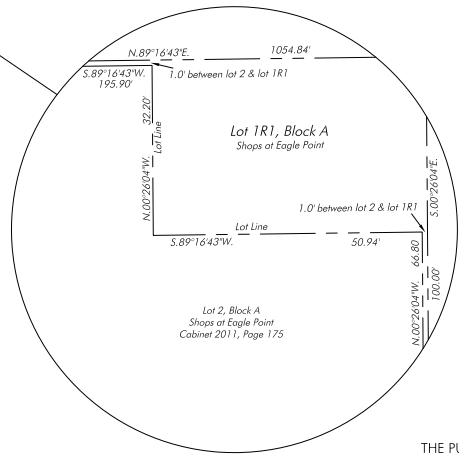
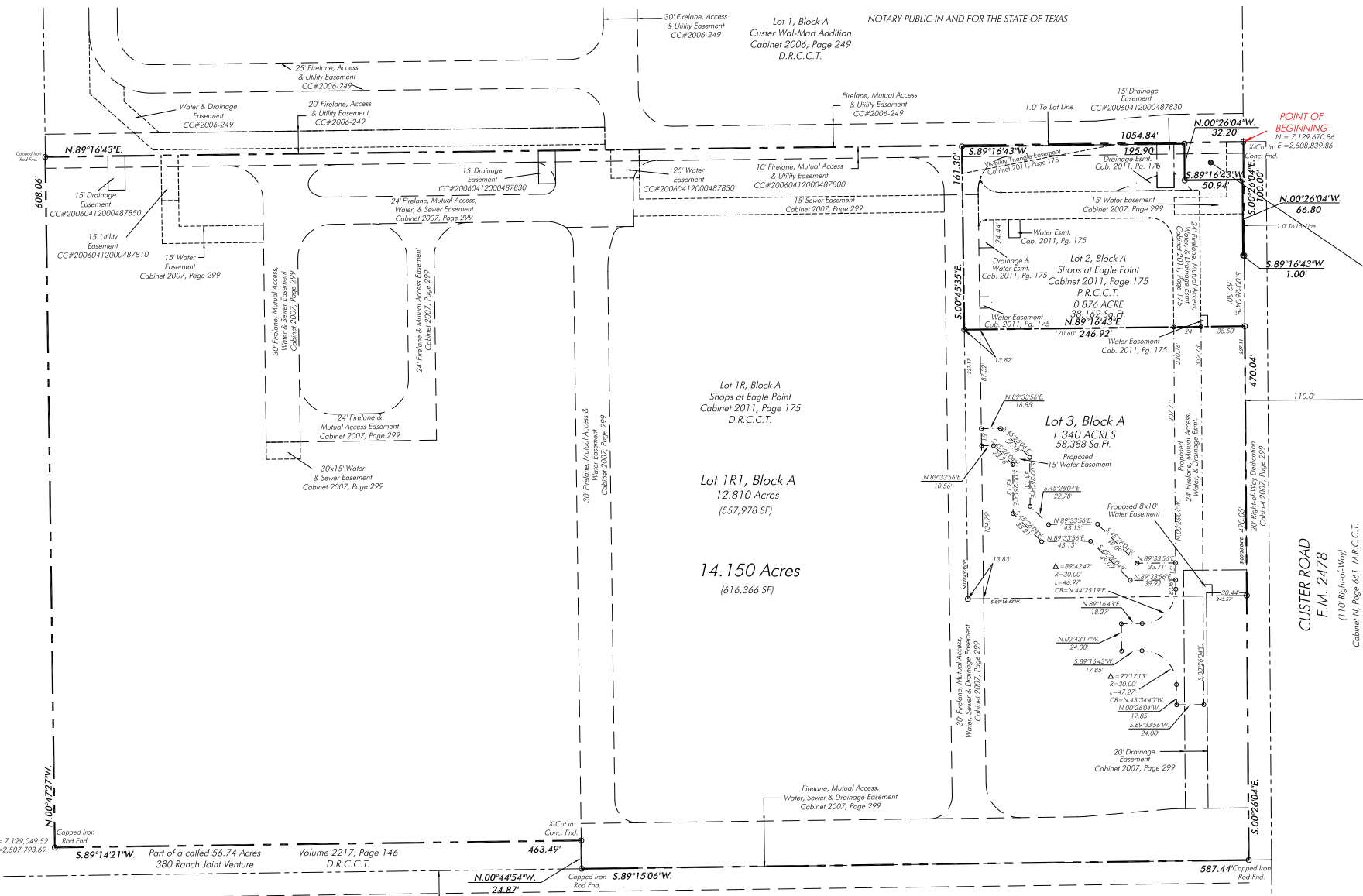
COUNTY OF DALLAS §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of Uptown Partners, L.P., known to me to be the person whose name is subscribed to the foregoing instruments, 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 the \_\_\_ day of \_\_\_, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Received by the Planning Department on 2.24.12



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS UPTOWN CUSTER PARTNERS, L.P. are the owners 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 1R, Block A of the Minor Plat of SHOPS AT EAGLE POINT, LOTS 1R1 & 2 an addition to the City of McKinney according to the plat recorded in Cabinet 2011, Page 175 of the Plat Records of Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at an 'x' cut in concrete found for the northeast corner of said Lot 1R, Block A and being located in the west line of a 20' right-of-way dedication for Custer Road (130' wide at this point) by plat of Shops at Eagle Point recorded in Cabinet 2007, Page 299;

THENCE along the west line of said Custer Road dedication, SOUTH 00°26'04" EAST a distance of 100.00 feet to a 5/8 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 1.00 foot to a 5/8 inch iron rod set for corner;

THENCE continuing with said east line, NORTH 00°26'04" WEST a distance of 66.80 feet to a 5/8 inch iron rod set for the easterly northeast corner of said Lot 2;

THENCE SOUTH 89°16'43" WEST a distance of 50.94 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 00°26'04" WEST a distance of 32.20 feet to a 5/8 inch iron rod set for the northerly northeast corner of said Lot 2;

THENCE SOUTH 89°16'43" WEST a distance of 195.90 feet to a 5/8 inch iron rod set for the northwest corner of said Lot 2;

THENCE SOUTH 00°45'35" EAST a distance of 161.30 feet to a 5/8 inch iron rod set for the southwest corner of said Lot 2;

THENCE NORTH 89°16'43" EAST a distance of 246.92 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 2 and being located in the west line of said Custer Road;

THENCE along the west line of said Custer Road, SOUTH 00°26'04" EAST a distance of 470.04 feet to a capped iron rod found for the southeast corner of said Lot 1R;

THENCE departing the west line of said Custer Road and following the south line of said Lot 1R, SOUTH 89°15'06" WEST a distance of 587.44 feet to a capped iron rod found for corner;

THENCE continuing with said south line, NORTH 00°44'54" WEST a distance of 24.87 feet to an 'x' cut in concrete found for corner;

THENCE continuing with said south line, SOUTH 89°14'21" WEST a distance of 463.49 feet to a capped iron rod found for the southwest corner of said Lot 1R;

THENCE NORTH 00°47'27" WEST a distance of 608.06 feet to a capped iron rod found for the northwest corner of said Lot 1R;

THENCE NORTH 89°16'43" EAST a distance of 1,054.84 feet to the POINT OF BEGINNING;

CONTAINING 14.150 acres or 557,978 square feet of land more or less.

THE PURPOSE OF THIS MINOR REPLAT IS TO SUBDIVIDE LOT 1R INTO TWO LOTS.

MINOR REPLAT OF SHOPS AT EAGLE POINT LOTS 1R1 & 3, BLOCK A BEING A REPLAT OF LOT 1R, BLOCK A OF THE SHOPS AT EAGLE POINT

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

Owner: UPTOWN CUSTER PARTNERS, L.P. Engineer: CROSS ENGINEERING CONSULTANTS
106 W. LOUISIANA STREET
DALLAS, TEXAS 75254 MCKINNEY, TEXAS 75069
214.646.7524 (972) 562-4409

SCALE: 1" = 60' CHECKED BY: A.J. BEDFORD
DATE: 12-10-2011 P.C.: D. CRYER
TECHNICIAN: L. SPRADLING FILE: AUTOZONE REPLAT
DRAWN BY: L. SPRADLING JOB No. 439-034
GF No. N/A

301 N. ALAMO ST. \* ROCKWALL, TEXAS 75087
(972) 722-0225 - WWW.AJBEDFORDGROUP.COM

CERTIFICATE OF APPROVAL

Approved and Accepted

Commission Chairman Date
Planning & Zoning Commission
City of McKinney, Texas

SHEET: 1 OF: 1

