

NUMBER	DIRECTION	DISTANCE
L1	N 00°44'54" W	24.87'
L2	S 00°32'36" E	33.20'
L3	S 89°16'43" W	49.74'
L4	N 00°26'04" W	32.20'
L5	S 89°16'43" W	195.90'
L6	S 00°32'36" E	40.91'
L7	S 89°33'16" W	11.00'
L8	N 89°14'21" E	11.00'
L9	S 00°26'06" E	46.00'

LOT 48, BLOCK Y VIRGINIA HILLS ADDITION VOLUME N, PAGE 661 COLLIN COUNTY PLAT RECORDS

LOT 47, BLOCK Y VIRGINIA HILLS ADDITION VOLUME N, PAGE 661 COLLIN COUNTY PLAT RECORDS

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

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.

PURPOSE OF THE PLAT IS TO MAKE FOUR LOTS OUT OF ONE LOT.

1/2-INCH IRON PINS SET AT ALL LOT CORNER UNLESS OTHERWISE NOTED

BEARING BASE: EAST LINE OF LOT 1, BLOCK A IN VOLUME 2007, PAGE 299 COLLIN COUNTY PLAT RECORDS

CONTROLLING MONUMENTS: *X* IN CONCRETE FOUND AT NORTHEAST CORNER AND 5/8-INCH IRON PIN FOUND AT SOUTHEAST CORNER OF SAID LOT 1, BLOCK A

FROM THE NORTHEAST CORNER OF LOT 5 SHOWN HEREON IT IS APPROXIMATELY N3°02'23"E, 1111.14 FEET TO THE NORTHEAST CORNER OF THE J.R. BURROWS SURVEY, ABSTRACT NO. 70

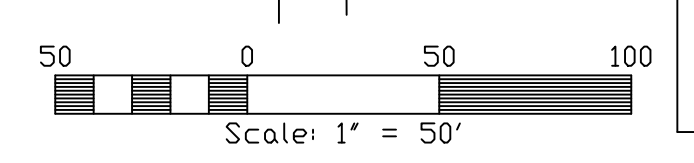
LEGEND

- 1/2" IRON PIN SET UNLESS OTHERWISE NOTED
- CC# COLLIN COUNTY CLERK'S FILE NUMBER
- CCPR COLLIN COUNTY CLERK'S FILE NUMBER

OWNER: SHOPS AT EAGLE POINT, LP
82 W. ARMSTRONG DRIVE
MUSTANG, OKLAHOMA 73064-3102

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117
1101 W. UNIVERSITY DRIVE (U.S. HIGHWAY 380)
MCKINNEY, TEXAS 75069
PHONE 972-562-3959
FAX 972-542-5751

FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 101507-00



**PRELIMINARY-FINAL REPLAT
OF
SHOPS AT
EAGLE POINT
LOTS 1R2, 4, 5 & 6
BLOCK A,
BEING A REPLAT
OF LOT 1R-A, BLOCK A
SHOPS AT EAGLE POINT
(VOLUME 2015, PAGE 163 CCPR)
AN ADDITION TO THE
CITY OF MCKINNEY
BEING 13.4935 ACRES OF LAND LOCATED IN THE
J.R. BURROWS SURVEY, ABSTRACT NO. 70,
COLLIN COUNTY, TEXAS**

RECEIVED
By PLANNING at 12:57 pm, Aug 24, 2015

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS Shops at Eagle Point, LP is the owner of a 13.4935 acre tract of land situated in the City of McKinney, Collin County, Texas, in the J. R. Burrows survey, abstract no. 70, being a survey of Lot 1R-A, Block A of the Shops at Eagle Point, an addition to the City of McKinney according to the map thereof recorded in volume 2015, page 163 of the Collin County plat records, being described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pin found at the southeast corner of said Lot 1R-A, in the west right-of-way line of Custer Road(Farm Road 2478);
THENCE South 89°15'06" West, with the south line of said Lot 1R-A, 587.44 feet to a 5/8-inch iron pin found at the south-southwest corner of said Lot 1R-A;
THENCE North 00°44'54" West, with a west line of said Lot 1R-A, 24.87 feet to a "x" in concrete found at the south inside corner of said Lot 1R-A;
THENCE South 89°14'21" West, with a south line of said Lot 1R-A, 463.64 feet to a 5/8-inch iron pin found at the west-southwest corner of said Lot 1R-A;
THENCE North 00°45'29" West, with the west line of said Lot 1R-A, 608.06 feet to a 1/2-inch iron pin set at the northwest corner of said Lot 1R-A;
THENCE North 89°16'43" East, with the north line of said Lot 1R-A, 1052.38 feet to a "x" in concrete set at the east-northeast corner of said Lot 1R-A; same being in the west right-of-way line of said Custer Road;
THENCE South 00°32'36" East, with the east line of said Lot 1R-A and the west right-of-way line of said Custer Road, 33.20 feet to a 1/2-inch iron pin set at a southeast corner of said Lot 1R-A;
THENCE South 89°16'43" West, with a south line of said Lot 1R-A, 49.74 feet to a 5/8-inch iron pin found at a southwest corner of said Lot 1R-A;
THENCE North 00°26'04" West, with a west line of said Lot 1R-A, 32.20 feet to a "x" in concrete found at an inside corner of said Lot 1R-A;
THENCE South 89°16'43" West, with a south line of said Lot 1R-A, 195.90 feet to a "x" in concrete found at an inside corner of said Lot 1R-A;
THENCE South 00°45'35" East, with an east line of said Lot 1R-A, 263.43 feet to a "x" in concrete set at an inside corner of said Lot 1R-A;
THENCE North 89°16'43" East, with a north line of said Lot 1R-A, 244.59 feet to a 1/2-inch iron pin set at a northeast corner of said Lot 1R-A, in the west right-of-way line of said Custer Road;
THENCE southerly conforming to the western right-of-way line of said Custer Road as follows:
South 00°32'36" East, with the east line of said Lot 1R-A, 40.91 feet to a 1/2-inch iron pin set at a southeast corner of said Lot 1R-A;
South 89°33'16" West, with a south line of said Lot 1R-A, 11.00 feet to a 1/2-inch iron pin set at an inside corner of said Lot 1R-A;
South 01°29'30" East, with an east line of said Lot 1R-A, 91.42 feet to a 1/2-inch iron pin set;
South 00°26'07" East, with an east line of said Lot 1R-A, 189.64 feet to a "x" in concrete set at an inside corner of said Lot 1R-A;
North 89°14'21" East, with a north line of said Lot 1R-A, 11.00 feet to a "x" in concrete set at a northeast corner of said Lot 1R-A;
South 00°26'06" East, with the east line of said Lot 1R-A, 46.00 feet to the PLACE OF BEGINNING and containing 13.4935 acres.

COUNTY OF COLLIN X
STATE OF TEXAS X
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Shops at Eagle Point, LP does hereby adopt this Preliminary-Final Replat designating the hereinabove described property as LOTS 1R2, 4, 5, & 6, BLOCK A, SHOPS AT EAGLE POINT, BEING A REPLAT OF LOT 1R-A, BLOCK A, SHOPS AT EAGLE POINT, an addition to the City of McKinney, Collin County, Texas according to the plat recorded in Volume 2015, Page 163, Plat Records, Collin County, Texas, and does hereby dedicate to the public use forever, their streets, alleys and public use areas as 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 anyway, 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.

WITNESS MY HAND at _____, Texas, this ____ day of _____, 2015.

Coy Quine, Authorized Representative
Shops at Eagle Point, LP

STATE OF TEXAS:
COUNTY OF COLLIN:

This instrument was acknowledged before me this the ____ day of _____, 2015.

Notary Public, State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, Bruce Geer, do hereby certify that I prepared this plat from an actual survey on the ground and under my direct supervision. All the corner monuments shown hereon actually exist, and that their location, size and material are correctly shown.

Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS:
COUNTY OF COLLIN:

This instrument was acknowledged before me this the ____ day of _____, 2015.

Notary Public, State of Texas

Approved and Accepted

Chairperson, Planning & Zoning Commission
City of McKinney, Texas

Date
ACCORDING TO FEMA MAP NO. 48085C0255J, DATED 6-2-2009, THE ABOVE DESCRIBED PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN.

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

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.

PURPOSE OF THE PLAT IS TO MAKE FOUR LOTS OUT OF ONE LOT.

PRELIMINARY-FINAL REPLAT
OF
SHOPS AT
EAGLE POINT
LOTS 1R2, 4, 5 & 6
BLOCK A,
BEING A REPLAT
OF LOT 1R-A, BLOCK A
SHOPS AT EAGLE POINT
(VOLUME 2015, PAGE 163 CCPR)
AN ADDITION TO THE
CITY OF MCKINNEY
BEING 13.4935 ACRES OF LAND LOCATED IN THE
J.R. BURROWS SURVEY, ABSTRACT NO. 70,
COLLIN COUNTY, TEXAS

RECEIVED
By PLANNING at 12:57 pm, Aug 24, 2015