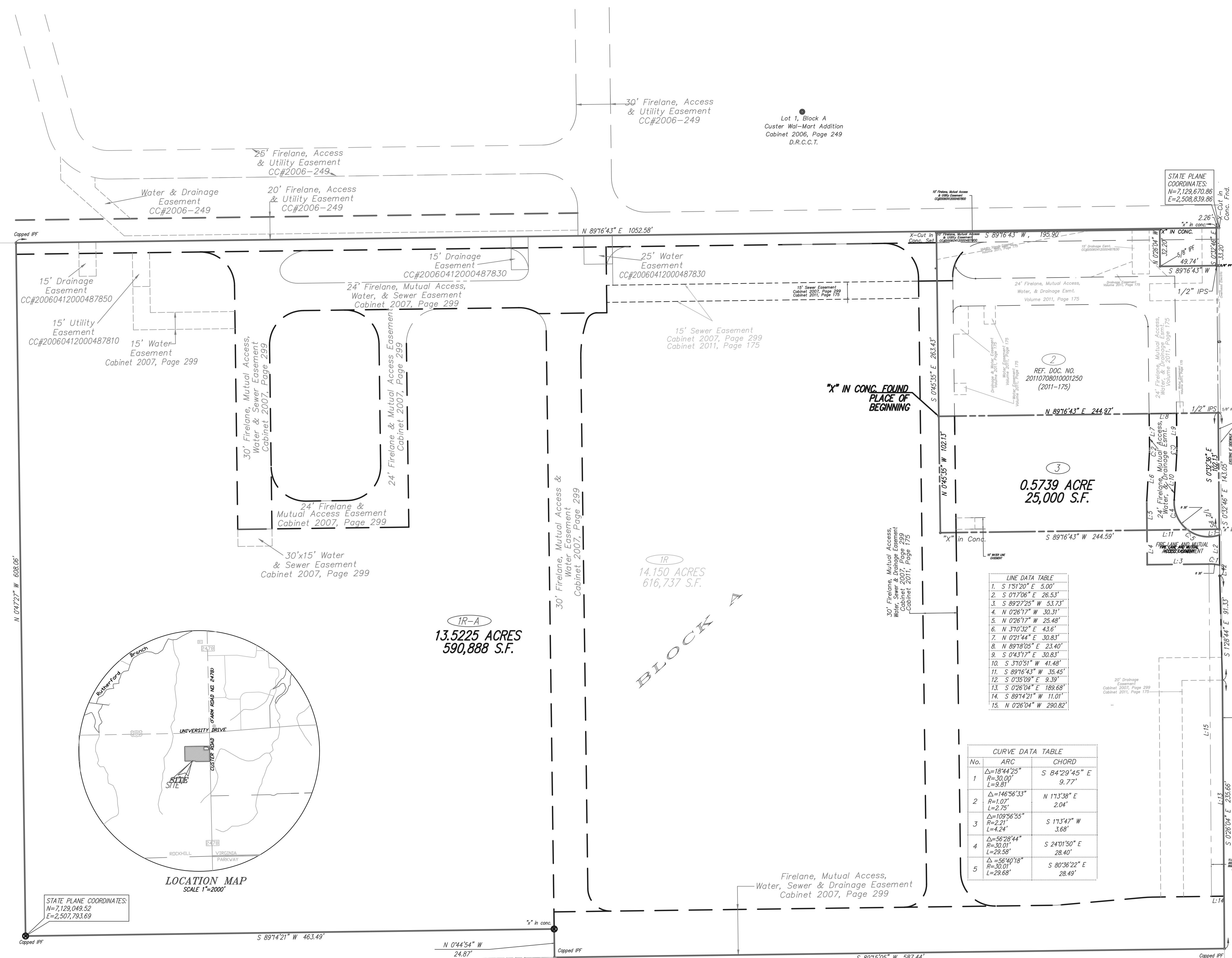


STATE OF TEXAS :
 COUNTY OF COLLIN :
 WHEREAS, UPTOWN CUSTER PARTNERS LP is the owner of a tract of land in the City of McKinney, Collin County, Texas, being described as follows:
 SITUATED in Collin County, Texas, in the J. R. Burrows Survey, Abstract No. 70, being a survey of 14,150 acres Lot 1R, Block A of the Minor Replat of Shops at Eagle Point Lots 1R & 2, Block A, recorded in document no. 20110708010001250 (2011-175) of the Official Public Records of Collin County, Texas, being described by metes and bounds as follows:
 BEGINNING at an "x" chiseled in concrete at the southwest corner of said Lot 2, in the center of the 30' Fire Lane, Mutual Access, Water, Sewer & Drainage easement, Ref. Cab. 2007, Page 299 ;
 Thence north 89°16'43" east, 244.97 feet with the south line of said Lot 2 to an iron pin set in said south line and in the west R.O.W. line of Farm Road No. 2478;
 Thence in a southerly direction with said east line and said R.O.W. line as follows:
 South 0°42'36" east, 143.05 feet; South 1°28'44" east, 91.33 feet; South 0°26'04" east, 235.66 feet to a capped iron pin found at the southeast corner of said Lot 1R, the northeast corner of the Lindsey Chandler, D.V.M. 6.8883 acres Ref. Doc. No. 96-0070638 and in said west R.O.W. line; Thence south 89°15'06" west, 587.44 feet with a south line of said Lot 1R and the north line of said 6.8883 acre tract to a capped iron pin found at the south, southwest corner of said Lot 1R, in the north line of said 6.8883 acre tract and at the east, southeast corner of the 380 Holdings LLC 58.82 acres, Ref. Doc. No. 20140417000371780;
 Thence north 0°44'54" west, 24.87 feet with a west line of said Lot 1R and an east line of said 58.82 acre tract to an "x" chiseled in concrete at the south ell corner of said Lot 1R and at the east, northeast corner of said 58.82 acre tract;
 Thence south 89°14'21" west, 453.49 feet with a south line of said Lot 1R and a north line of said 58.82 acre tract to a capped iron pin found at the southwest corner of said Lot 1R and at an ell corner of said 58.82 acre tract; Thence north 0°47'27" west, 608.06 feet with the west line of said Lot 1R and an east line of said 58.82 acre tract to a capped iron pin found at the northwest corner of said Lot 1R, in an east line of said 58.82 acre tract and at the southwest corner of the Custer Wal-Mart Addition Lot 1, Block A, Ref. 2006-249;
 Thence north 89°16'43" east, 1052.58 feet with the north line of said Lot 1R and said Lot 1 to a "x" chiseled in concrete in the north line of said Lot 1R, the south line of said Lot 1 and the new west R.O.W. line of Custer Road, Ref. 20080720020806920;
 Thence South 0°32'46" east, 33.2 feet with said west R.O.W. line to a 1/2 inch iron pin set in a south line of said Lot 1R and in the north line of Lot 2, Block A of said Minor Replat Shops at Eagle Point;
 Thence south 89°16'43" west, 49.74 feet with said north line and south line to a 5/8 inch iron pin found at an ell corner of said Lot 2 and a southwest corner of said Lot 1R;
 Thence north 0°26'04" west, 32.2 feet with an east line of said Lot 2 and a west line of said Lot 1R to an "x" chiseled in concrete found at the northeast corner of said Lot 2 and at an ell corner of said Lot 1R;
 Thence south 89°16'43" west, 195.9 feet with the north line of said Lot 2 and a south line of said Lot 1R to and "x" chiseled in concrete found at the northeast corner of said Lot 2 and an east line of said Lot 2 and an east line of said Lot 1R to the PLACE OF BEGINNING and containing 13.5649 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that UPTOWN CUSTER PARTNERS LP does hereby adopt this plat designating the hereinabove described property as the MINOR REPLAT SHOPS AT EAGLE POINT LOT 1R-A & LOT 3, BLOCK A, BEING A REPLAT OF LOT 1R, BLOCK A SHOPS AT EAGLE POINT in addition to the City of McKinney, Collin County, Texas, per the City of McKinney and do 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 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 any time, of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS my hand at _____, Texas, this the _____ day of _____, 2014
 UPTOWN CUSTER PARTNERS LP, OWNER
 TITLE
 Before me, a notary public, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing document.
 Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS:
 That I, G. M. Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the subdivision regulations of the City of McKinney, Texas
 WITNESS my hand at McKinney, Texas, this the _____ day of _____, 2014
 G. M. GEER, REGISTERED PROFESSIONAL LAND SURVEYOR
 TEX. REG. NO. 3258
 Before me, a notary public, on this day personally appeared G. M. Geer, known to me to be the person whose name is subscribed to the foregoing document.
 Notary Public in and for the State of Texas



NOTE: THE LAND DESCRIBED AND PLATTED HEREON LIES ON ZONE X (OUTSIDE THE 500 YEAR FLOOD PLAIN) AND IS LOCATED IN THE BOUNDS OF F.E.M.A. FIRM PANEL 48085C0255 J DATED JUNE 2, 2009 AND IS THEREFORE NOT IN THE 100 YEAR FLOOD PLAIN.

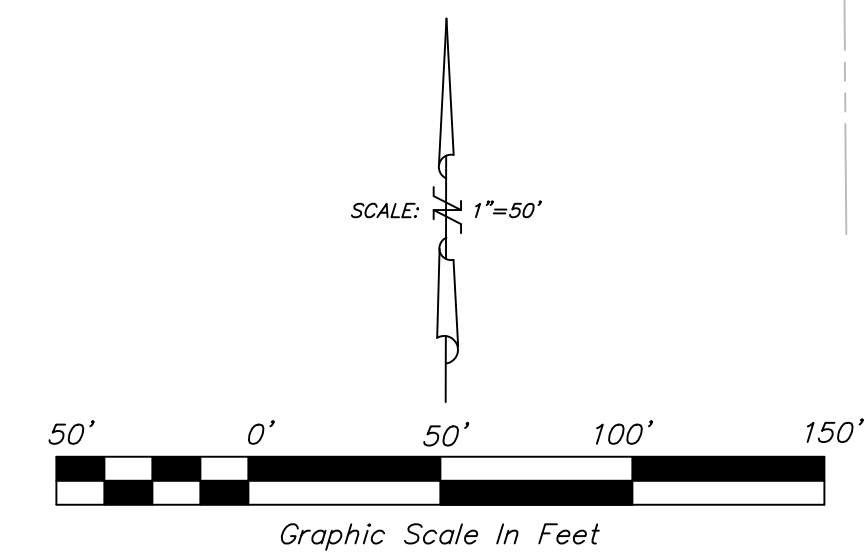
PLAT NOTES:
 1. THE PURPOSE OF THIS MINOR REPLAT IS TO DIVIDE LOT 1R INTO TWO LOTS FOR THE PURPOSE OF BUILDING ECO GREEN DRY CLEAN SUPER CENTER.
 2. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
 DIRECTIONAL CONTROL: WESTERN S.L. LOT 1, BLOCK A, SHOPS AT EAGLE POINT REF. 20070605010001920 (2007-299).
 CONTROLLING MONUMENTS: 3/8" IPF at the S.W.C. of said Lot 1 & 5/8" IPF at the ell corner of said Lot 1.

RECEIVED
 By Planning Department at 4:20 pm, Oct 02, 2014

LEGEND
 • IPS IRON PIN SET
 • IFF IRON PIN FOUND
 --- BOUNDARY LINE
 --- EASEMENT
 --- RIGHT-OF-WAY LINE
 --- FIRE LANE EASEMENT

"Approved and Accepted"

 Chairman,
 Planning and Zoning Commission
 City of McKinney, Texas
 Date _____



MINOR REPLAT of
SHOPS AT EAGLE POINT
 LOT 1R-A & LOT 3, BLOCK A
 BEING A REPLAT OF LOT 1R, BLOCK A SHOPS AT EAGLE POINT
 14.150 ACRES IN THE J.R. BURROWS SURVEY,
 ABSTRACT NO. 70, IN THE CITY OF MCKINNEY,
 COLLIN COUNTY, TEXAS.
 OWNER: UPTOWN CUSTER PARTNERS LP
 7920 BELT LINE ROAD
 DALLAS, TEXAS 75254
 ENGINEER & SURVEYOR:
 GENE M. GEER
 1101 WEST UNIVERSITY DRIVE
 MCKINNEY, TEXAS 75069
 972-562-3959
 DATE: 9-26-2014 1528
 WWW.GEERSURVEYINGENGINEERING.COM