

NO. 1/2" I.R. W/CAP
 NO. 2563525.73
 EX. 2563525.73

CALLED 6.993 ACRES
 BEVERLY S. FLEENER
 C.F.N. 1986005434
 O.P.R.R.P. C.C.T.

CALLED 4.028 ACRES
 OGDON LIVING TRUST
 PER C.C.A.D. NO. 2022737

NO. 1/2" I.R. W/CAP
 NO. 7122691.51
 EX. 2563720.37

CALLER 3.627 ACRES
 TOM W. & NANCY
 COMULSHAW
 C.F.N. 95-004475
 O.P.R.R.P. C.C.T.

LOT 1, BLOCK A
 2.78 ACRES
 121,259 SQ. FT.

N02° 40' 20" W 262.94'

NO. 1/2" I.R. W/CAP
 NO. 7122912.72
 EX. 2563537.99

NO. 1/2" I.R. W/CAP
 NO. 122322.44
 EX. 2587283.97

CALLER 6.993 ACRES
 BEVERLY S. FLEENER
 C.F.N. 1986005434
 O.P.R.R.P. C.C.T.

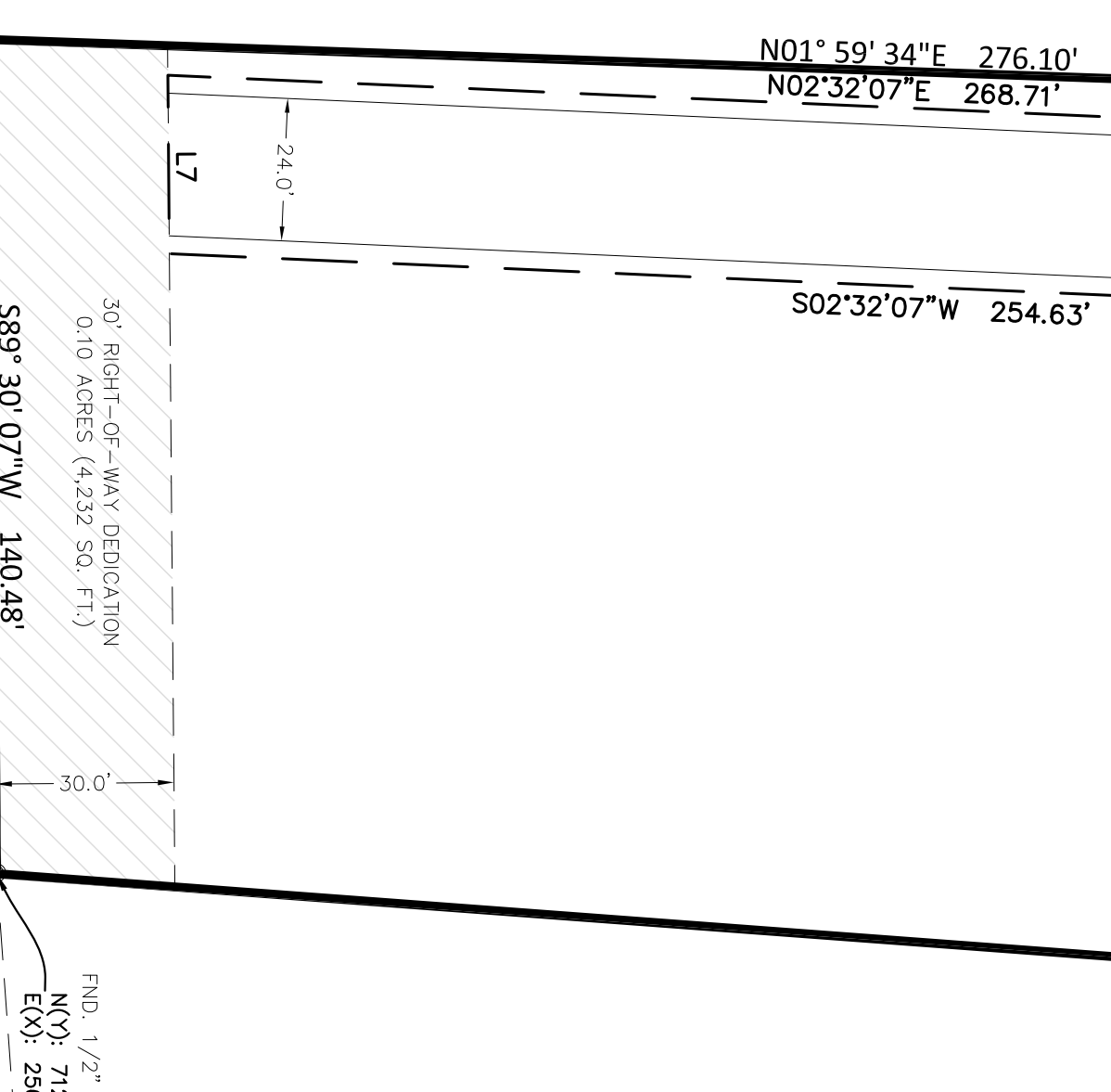
CALLER 1.142 ACRES
 ANTHONY JAMES PERRY &
 ALICIA MICHELLE KNIGHT
 C.F.N. 2015051400059370
 O.P.R.R.P. C.C.T.

CALLER 3.487 ACRES
 BRIDGEFARMER CENTER, L.P.
 C.F.N. 2015051400059370
 O.P.R.R.P. C.C.T.

NO. 3/4" I.R. W/CAP
 NO. 7122691.51
 EX. 2563720.37

30' RIGHT-OF-WAY DEDICATION
 (0.0 ACRES (4,232 SQ. FT.))

CALLER 1.0385 ACRES
 REMONDEE LIVING TRUST
 PER C.C.A.D. NO. 1068923



NO.	BEARING	LENGTH
L1	S85°45'09\"/>	

CALLER 5.732 ACRES
 THOMAS WAYNE COMULSHAW AND WIFE,
 NANCY ANN COMULSHAW
 O.P.R.R.P. C.C.T.

LEGEND / ABBREVIATIONS

- A ASYRTRACT
- C.F.N. CLIENT'S FILE NUMBER
- C.C.A.D. COLLIN COUNTY APPRAISAL DISTRICT
- IR. IRON ROD
- O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- R.M. RIGHT OF WAY
- R.S. RIGHT OF WAY
- R.S.P. RIGHT OF WAY

NOTES:

1. FLOOD STATEMENT: According to Community Panel No. 48086C0288J dated June 02, 2009 of the Federal Emergency Management Agency, Flood Zone "X" which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from part of the property. This statement shall not create liability on the part of the Surveyor.
2. Basis of Bearings: Texas State Plane Coordinate System, North Central Zone, Year: American Datum 1983 (NAD83).
3. All proposed lots situated entirely outside the city's corporate limits and within the city's extrajurisdiction jurisdiction comply with the requirements of the subdivision ordinance.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT I, JAY DEAN CANINE, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon are true and correct in accordance with the laws and regulations of the State of Texas and the regulations of the City of McKinney, Collin County, Texas. Witness my hand at Houston, Texas, this the ___ day of April, 2019.

Jay Dean Canine
 Registered Professional Land Surveyor No. 4345
 525 Standard Road, Ste. 200
 The Woodlands, Texas 77380

COUNTY OF MONTGOMERY & STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared JAY DEAN CANINE, known to me to be the person whose name is subscribed to same for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of April, 2019.

NOTARY PUBLIC AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATION

COUNTY OF COLLIN §
 STATE OF TEXAS §

WHEREAS, Jesse and Nicole OQUIST, are the owners of a 2.88 acre tract situated in the Hardin J. Chenaweth Survey, Abstract No. 157, City of McKinney, Collin County, Texas, and being all of a called 2.88 acre tract of 201501509207000

Being a 2.888 acres (125,487 square feet) of land situated in the Hardin J. Chenaweth Survey, Abstract No. 157, City of McKinney, Collin County, Texas, and being all of a called 2.88 acre tract of 201501509207000

BEARING OF A PRE-NAI found for the southern southwest corner of said tract of land as described in an instrument to Anthony James Perry & Alicia Michelle Knight, recorded under C.F.N. 2017050300570950 of the Official Public Records of Collin County, Texas (O.P.R.R.P. C.C.T.), said 2.888 acre tract of land being more particularly described by the following:

- THENCE North 01°59'34" East, along and with the common line of said 2.88 acre tract, for an interior point of the herein described tract;
- THENCE South 85°36'58" West, constituting along the common line of said 2.88 acre tract, a distance of 192.54 feet to a 1/2-inch iron rod found, being in the east line of a called 6.983-acre tract conveyed to Tom W. & Nancy Comulshaw by C.C.T., said being the westerly southwest corner of the herein described tract;
- THENCE North 02°40'20" West, along the common line of said 2.88 acre tract, for an interior point of the herein described tract;
- THENCE South 85°45'09" West, along the common line of said 2.88 acre tract, a distance of 262.94 feet to a 1/2-inch iron rod found, being an interior point along the east line of the said 6.983 acre tract and northwest corner of the herein described tract;
- THENCE South 85°48'34" East, along a south line of said 6.983 acres and a called 4.028 acre tract of land conveyed to Ogdon Living Trust per County Clerk's Appraisal District No. 203297 (deed non retrievable), 372.89 feet to a 1/2-inch iron rod, in the west line of a called 7.627 acre tract conveyed to Tom W. and Nancy Comulshaw recorded under Clerk's File No. 95-0044475 O.P.R.R.P. C.C.T., being the southeast corner of said Ogdon tract and northwest corner of the herein described tract;
- THENCE South 04°14'47" West, along the west line of said 7.627 acre tract common with the east line of the said 2.88 acre tract a distance of 82.40 feet to a 1/2-inch iron rod found, for an angle point in the east line of the herein described tract;
- THENCE South 04°14'47" West, along the west line of a called 5.732 acre tract common with the east line of the said 2.88 acre tract, a distance of 414.47 feet to a 1/2-inch iron rod found, being the southwest corner of the said 5.732 acre tract, and being in the west line of a called 6.983-acre tract conveyed to Tom W. and Nancy Comulshaw recorded under Appraisal District No. 1088123 (deed non retrievable) and southeast corner of the herein described tract;
- THENCE South 89°30'07" West, along the north line of said Sampson tract and north line of the aforementioned 3.487-acre tract same being the south line of said 2.88 acres a distance of 140.48 feet to the POINT OF BEGINNING and containing a computed 125,487 square feet (2.88 acres).

THENCE North 02°40'20" West, along the common line of said 2.88 acre tract, for an interior point of the herein described tract;

THENCE South 85°36'58" West, constituting along the common line of said 2.88 acre tract, a distance of 192.54 feet to a 1/2-inch iron rod found, being in the east line of a called 6.983-acre tract conveyed to Tom W. & Nancy Comulshaw by C.C.T., said being the westerly southwest corner of the herein described tract;

THENCE North 02°40'20" West, along the common line of said 2.88 acre tract, for an interior point of the herein described tract;

THENCE South 85°45'09" West, along the common line of said 2.88 acre tract, a distance of 262.94 feet to a 1/2-inch iron rod found, being an interior point along the east line of the said 6.983 acre tract and northwest corner of the herein described tract;

THENCE South 85°48'34" East, along a south line of said 6.983 acres and a called 4.028 acre tract of land conveyed to Ogdon Living Trust per County Clerk's Appraisal District No. 203297 (deed non retrievable), 372.89 feet to a 1/2-inch iron rod, in the west line of a called 7.627 acre tract conveyed to Tom W. and Nancy Comulshaw recorded under Clerk's File No. 95-0044475 O.P.R.R.P. C.C.T., being the southeast corner of said Ogdon tract and northwest corner of the herein described tract;

THENCE South 04°14'47" West, along the west line of said 7.627 acre tract common with the east line of the said 2.88 acre tract a distance of 82.40 feet to a 1/2-inch iron rod found, for an angle point in the east line of the herein described tract;

THENCE South 04°14'47" West, along the west line of a called 5.732 acre tract common with the east line of the said 2.88 acre tract, a distance of 414.47 feet to a 1/2-inch iron rod found, being the southwest corner of the said 5.732 acre tract, and being in the west line of a called 6.983-acre tract conveyed to Tom W. and Nancy Comulshaw recorded under Appraisal District No. 1088123 (deed non retrievable) and southeast corner of the herein described tract;

THENCE South 89°30'07" West, along the north line of said Sampson tract and north line of the aforementioned 3.487-acre tract same being the south line of said 2.88 acres a distance of 140.48 feet to the POINT OF BEGINNING and containing a computed 125,487 square feet (2.88 acres).

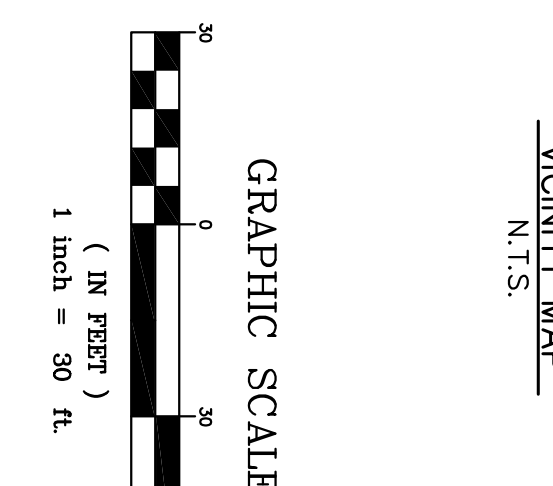
WITNESS MY HAND at McKinney, Texas, this ___ day of _____, 2019.

JESSE OQUIST, Owner
 NICOLE OQUIST, Owner

COUNTY OF COLLIN §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared JESSE OQUIST and NICOLE OQUIST, known to me to be the persons whose names are subscribed to the foregoing instrument, and being known 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 April, 2019.

NOTARY PUBLIC AND FOR THE STATE OF TEXAS



PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY FINAL PLAT OF
 OQUIST ADDITION
 2.88 ACRES
 (125,487 SQUARE FEET)
 LOCATED IN THE
 HARDIN J. CHENAWETH SURVEY, A-157
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS
 LOT 1, BLOCK A

OWNER:
 JESSE AND NICOLE OQUIST
 2525 SANDWICH ROAD, SUITE 200
 MCKINNEY, TEXAS 75069

SURVEYOR:
LANDPOINT
 525 SANDWICH ROAD, SUITE 200
 MCKINNEY, TEXAS 75069
 (214) 465-6720
 WWW.LANDPOINT.TX