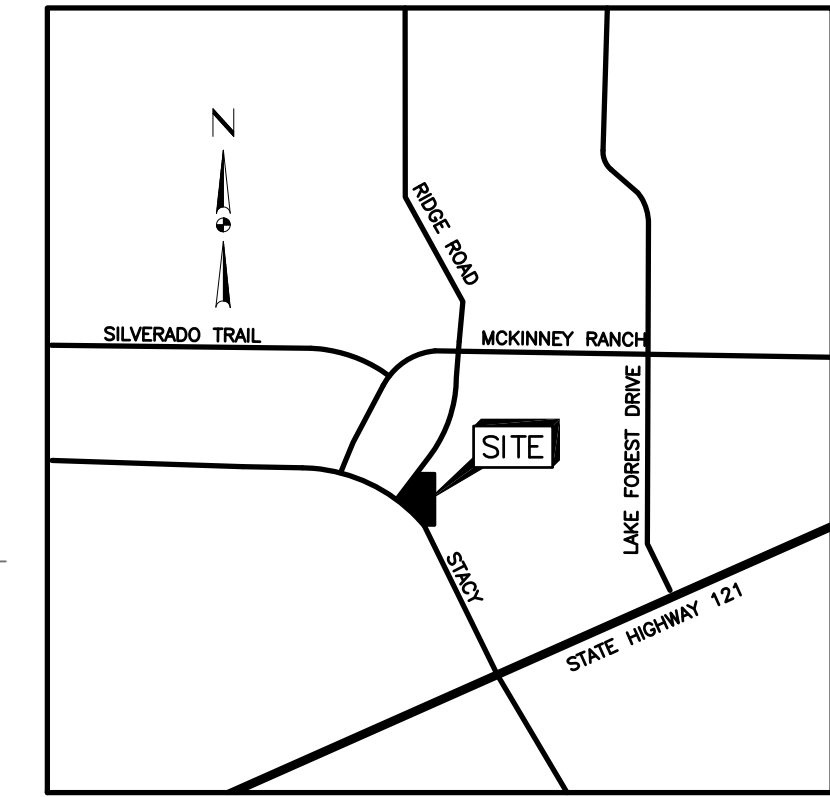


1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
2. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA ACCORDING TO MAP NO. 48085C0265 J, DATED JUNE 2, 2009 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

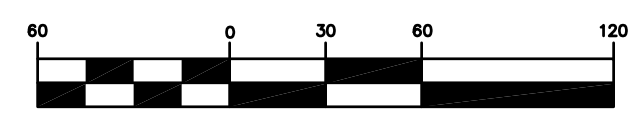
- IRF—IRON ROD FOUND
- IRFC—IRON ROD FOUND IN CONCRETE
- CRF—CAPPED IRON ROD FOUND
- CIRS—CAPPED IRON ROD SET
- VOL.—VOLUME
- PG.—PAGE
- NO.—NUMBER
- W.E.—WATER EASEMENT
- U.E.—UTILITY EASEMENT
- S.S.E.—SANITARY SEWER EASEMENT
- D.E.—DRAINAGE EASEMENT
- O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS
COLLIN COUNTY, TEXAS
- D.R.C.C.T. — DEED RECORDS
COLLIN COUNTY, TEXAS



VICINITY MAP
N.T.S.



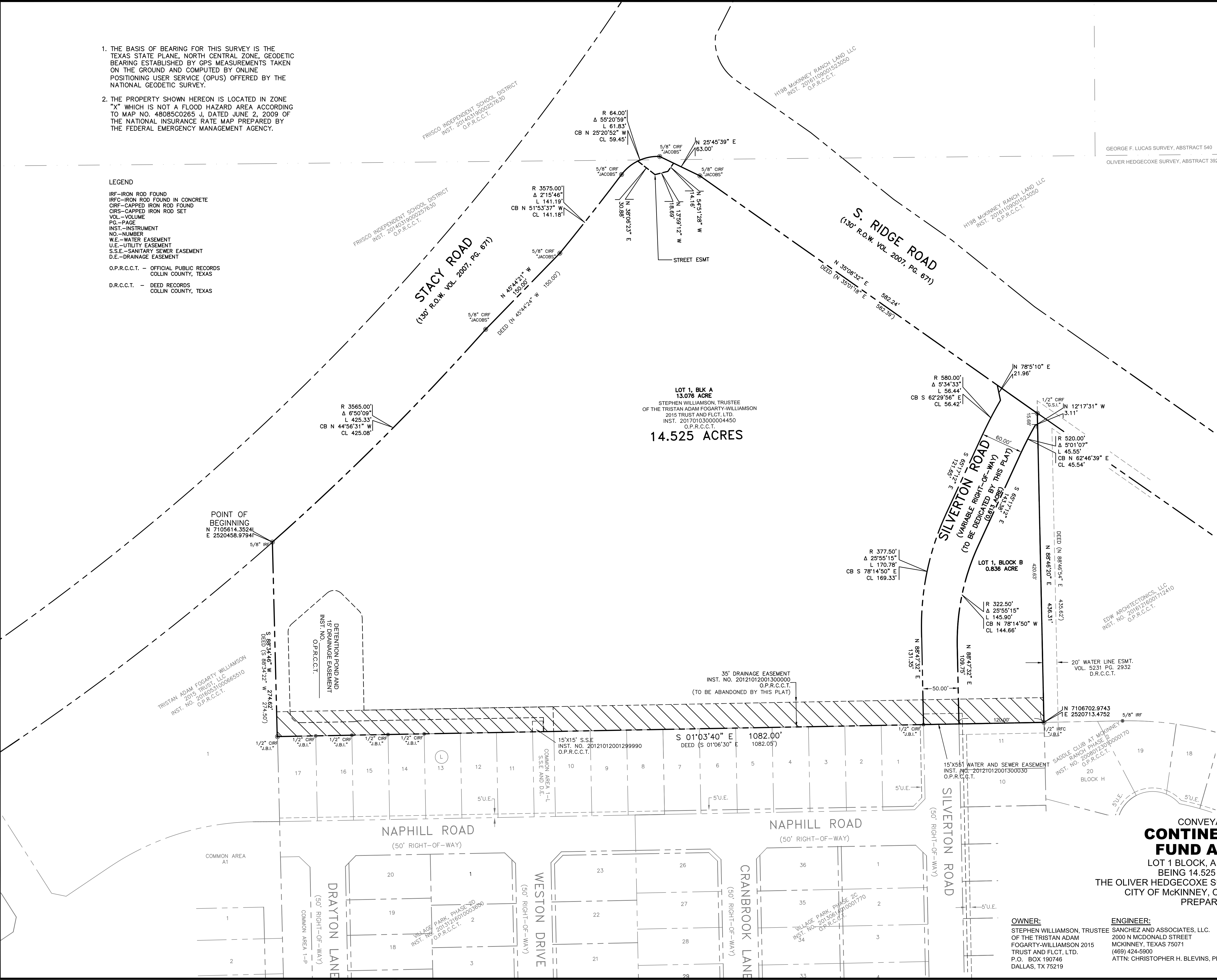
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

NOTES:

- (1.) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
- (2.) CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT
- (3.) A CONVEYANCE PLAT IS A MAP OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. LOTS CREATED BY A CONVEYANCE PLAT MAY NOT HAVE ALL NECESSARY PUBLIC UTILITIES AVAILABLE FOR IMMEDIATE USE. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED TO ANY LOT(S) CREATED BY A CONVEYANCE PLAT UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED AND A RECORD PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK. SELLING A PORTION OF PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, RECORD PLAT, MINOR PLAT OR MINOR REPLAT IS A VIOLATION OF THE CITY'S CODE OF ORDINANCES AND STATE LAW.
- (4.) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA ACCORDING TO MAP NO. 48085C0265 J, DATED JUNE 2, 2009 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- (5.) THE PURPOSE OF THIS CONVEYANCE PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO LOTS.



LOT 1, BLK A
13.076 ACRES
STEPHEN WILLIAMSON, TRUSTEE
OF THE TRISTAN ADAM FOGARTY-WILLIAMSON
2015 TRUST AND FLCT, LTD.
INST. NO. 2017010300004450
O.P.R.C.C.T.

LOT 1, BLOCK B
0.836 ACRE
EDW ARCHITECTONICS, LLC
INST. NO. 20161216001712410
O.P.R.C.C.T.

CONVEYANCE PLAT
CONTINENTAL 398
FUND ADDITION
LOT 1 BLOCK, A & LOT 1 BLOCK, B
BEING 14.525 ACRES OUT OF
THE OLIVER HEDGECOXE SURVEY, ABSTRACT NO. A0392
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PREPARED 8/25/17

OWNER:
STEPHEN WILLIAMSON, TRUSTEE
OF THE TRISTAN ADAM
FOGARTY-WILLIAMSON 2015
TRUST AND FLCT, LTD.
P.O. BOX 190746
DALLAS, TX 75219

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
2000 N McDONALD STREET
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CHRISTOPHER H. BLEVINS, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
2000 N McDONALD STREET
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CHRISTOPHER H. BLEVINS, PE

SURVEYOR
ADAMS SURVEYING COMPANY, LLC.
1475 RICHARDSON DRIVE, SUITE 255
RICHARDSON, TX 75080
(469) 317-0250
ATTN: PAUL HUBERT, RPSL

OWNERS DEDICATION

STATE OF TEXAS}

COUNTY OF COLLIN}

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, "I, Stephen R. Williamson, Trustee of the Tristan Adam Fogarty-Williamson 2015 Trust, a Texas Trust, and President of Beverly Development Corporation, a Texas corporation, as general partner of FLCT, Ltd., a Texas limited partnership, do hereby adopt this record plat designating the herein above described property as **Continental 398 Fund Addition, Lot 1, Block A and Lot 1, Block B** to the City of McKinney, Collin County, Texas and do hereby dedicate to the City of McKinney and/or its assigns for 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 same; PROVIDED, HOWEVER, NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN CONTAINED (1) ALL EASEMENTS ON THE PLAT IDENTIFIED AS 'MUTUAL ACCESS' AND/OR 'FIRELANE' ARE HEREBY GRANTED SOLELY FOR THE USE BY EMERGENCY PERSONNEL AND GOVERNMENTAL AUTHORITIES FOR THE PURPOSE OF ALLOWING EMERGENCY PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS TO AND FROM THE LOT FOR EMERGENCY PERSONNEL (INCLUDING FIRE DEPARTMENT AND POLICE DEPARTMENT PERSONNEL); AND (2) ALL UTILITY EASEMENTS SHOWN ON THE PLAT ARE NON-EXCLUSIVE EASEMENTS TO WHICH GRANTOR RESERVES THE RIGHT FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS TO USE SUCH EASEMENT AREAS FOR ANY LAWFUL USE NOT INCONSISTENT WITH THE EASEMENT RIGHTS GRANTED IN THIS PLAT OR OF RECORD PROVIDED SUCH USE SHALL NOT MATERIALLY INTERFERE WITH SUCH EASEMENT RIGHTS GRANTED. 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, SHRUBS, TREES OR GROWTHS, WHICH IN ANYWAY MAY 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, ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANYTIME, OR PROCURING THE PERMISSION OF ANYONE. ALL OF THE FACILITIES TO BE INSTALLED IN SUCH EASEMENTS SHALL BE LOCATED UNDERGROUND. Grantee agrees that, subject to Laws, Grantor retains the right to cross and recross the Easement Areas with other utility lines, pipes, wires and easements and that Grantor may install curb and gutter, sidewalk, landscaping AND FENCING on the Easement Area so long as the same are not inconsistent with the grant of the easement herein. THE GRANTEE PERFORMING ANY WORK PERMITTED UNDER THIS PROVISION ("PERFORMING GRANTEE") SHALL INDEMNIFY THE UNDERSIGNED OWNER FOR INJURY TO PERSONS OR DAMAGE TO PROPERTY, AS A RESULT OF ANY WORK BY THE PERFORMING GRANTEE, ITS AGENTS, CONTRACTORS OR SUBCONTRACTORS ON THE PROPERTY DESCRIBED HEREIN. AFTER COMPLETING ANY WORK DESCRIBED HEREIN, THE PERFORMING GRANTEE AGREES TO RESTORE ALL AREAS OF THE PROPERTY DISTURBED TO THEIR CONDITION PRIOR TO PERFORMING SUCH WORK."

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 _____, 2017.

Stephen R. Williamson, Trustee of the Tristan Adam Fogarty-Williamson 2015 Trust

FLCT, LTD., a Texas limited partnership

By: Beverly Development Corporation, a Texas corporation, it's general partner

By: _____
Stephen R. Williamson, its Trustee

By: _____
Stephen R. Williamson, its President

NOTES:

- (1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
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- (5) THE PURPOSE OF THIS CONVEYANCE PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO LOTS.

STATE OF TEXAS}

COUNTY OF COLLIN}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Stephen R. Williamson as Trustee of the Tristan Adam Fogarty-Williamson 2015 Trust and as President of Beverly Development Corporation, personally known to me to be the person's name that is subscribed to the foregoing instrument and acknowledge to me that he executed the same as such Trustee and such President for the purposes and consideration therein expressed on behalf of such Trust and corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2017.

Notary Public in and for the State of Texas

STATE OF TEXAS}

COUNTY OF COLLIN}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Stephen R. Williamson as President of FLCT, LTD personally known to me to be the person's name that is subscribed to the foregoing instrument and acknowledge to me that he executed the same as such Trustee and such President for the purposes and consideration therein expressed on behalf of such Trust and corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, Paul Hubert, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the _____ day of _____, 2017.

Paul Hubert
Texas Registered Professional Land Surveyor No. 1942

STATE OF TEXAS}

COUNTY OF DALLAS}

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Phillip E. Adams, known to me to be the person's name that 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 this ____ day of _____, 2017.

Notary Public in and for the Sate of Texas

OWNERS DEDICATION

STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS Stephen R. Williamson, Trustee of the Tristan Adam Fogarty-Williamson 2015 Trust, a Texas Trust, and President of Beverly Development Corporation, a Texas corporation, as general partner of FLCT, Ltd., a Texas limited partnership, is the owner of all of that tract of land located in the Oliver Hedgecoxe Survey, Abstract Number 392 in the City of McKinney, Collin County, Texas and being all of a tract of land to Tristan Adam Fogarty-Williamson 2015 Trust and FLCT, Ltd., as recorded in Instrument Number 20170103000004450 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Tristan Adam Fogarty-Williamson 2015 Trust and FLCT, Ltd. (Instrument Number 20170103000004450) tract, same being the northwest corner of a tract of land to Tristan Adam Fogarty-Williamson 2015 Trust, Ltd., as recorded in Instrument Number 201160531000665510 of the Official Public Records of Collin County, Texas said point also lying on the northeast line of Stacy Road, (a variable width right-of-way) and at the beginning of a curve to the left

THENCE with said curve to the left and along said northeast line of Stacy Road having a radius of 3565.00 feet, a central angle of 06 degrees 50 minutes 09 seconds, an arc length of 425.33 feet, a chord bearing of North 44 degrees 56 minutes 31 seconds West a distance of 425.08 feet to a 5/8 inch iron rod with cap stamped "JACOBS" found for corner;

THENCE North 45 degrees 44 minutes 21 seconds West continuing along said northeast line of Stacy Road a distance of 150.00 feet to a 5/8 inch iron rod with cap stamped "JACOBS" found for corner at the beginning of a curve to the left;

THENCE with said curve to the left and continuing along said northeast line of Stacy Road having a radius of 3575.00 feet, a central angle of 02 degrees 15 minutes 46 seconds, an arc length of 141.19 feet, a chord bearing of North 51 degrees 53 minutes 37 seconds West a distance of 141.18 feet to a 5/8 inch iron rod with cap stamped "JACOBS" found for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right and continuing along said northeast line of Stacy Road having a radius of 64.00 feet, a central angle of 55 degrees 20 minutes 59 seconds, an arc length of 61.83 feet, a chord bearing of North 25 degrees 20 minutes 52 seconds West a distance of 59.45 feet to a 5/8 inch iron rod with cap stamped "JACOBS" found for corner lying on the southeast line of Ridge Road, (a variable width right-of-way);

THENCE North 25 degrees 45 minutes 39 seconds East along the southeast line of said Ridge Road a distance of 63.00 feet to a 5/8 inch iron rod with cap stamped "JACOBS" found for corner;

THENCE North 35 degrees 08 minutes 32 seconds East continuing along the southeast line of said Ridge Road a distance of 582.24 feet to a 1/2 inch iron rod with cap stamped "G.S.I." found for the northwest corner of said Tristan Adam Fogarty-Williamson 2015 Trust and FLCT, Ltd. (Instrument Number 20170103000004450), same being the southwest corner of a tract of land to EDW Architectonics LLC, as recorded in Instrument Number 20161216001712410 of the Official Public Records of Collin County, Texas;

THENCE North 88 degrees 46 minutes 20 seconds East departing said Ridge Road and along the common line of said Tristan Adam Fogarty-Williamson 2015 Trust and FLCT, LTD (Instrument Number 20170103000004450) tract and EDW Architectonics tract, a distance of 436.31 feet to a 1/2 inch iron rod with cap stamped "J.B.I." found for the northeast corner of said Tristan Adam Fogarty-Williamson 2015 Trust and FLCT, LTD (Instrument Number 20170103000004450) tract and the southeast corner of said EDW Architectonics tract, said point also being the southwest corner of Saddle Club at McKinney Phase 2, an addition to The City of McKinney as recorded in Instrument Number 200801230100001770 of the Official Public Records of Collin County, Texas and the northwest corner of Village Park, Phase 2C an addition to The City of McKinney as recorded in Instrument Number 20130614010001770 of the Official Public Records of Collin County, Texas;

THENCE South 01 degrees 03 minutes 40 seconds East along the west line of said Village Park, Phase 2C, passing the southwest corner of said Phase 2C same being the northwest corner of Village Park, Phase 2D an addition to The City of McKinney as recorded in Instrument Number 20131216010003600 of the Official Public Records of Collin County, Texas at a distance of 538.03 feet and continuing along said Phase 2D a total distance of 1082.00 feet to a 1/2 inch iron rod with cap stamped "J.B.I." found for the southwest corner of said Phase 2D, the southeast corner of said Tristan Adam Fogarty-Williamson 2015 Trust and FLCT, LTD (Instrument Number 20170103000004450) and the northeast corner of the aforementioned Tristan Adam Fogarty-Williamson 2015 Trust, Ltd. (Instrument Number 20160531000665510) tract;

THENCE South 88 degrees 34 minutes 46 seconds West along the common line of said Tristan Adam Fogarty-Williamson 2015 Trust and FLCT, LTD (Instrument Number 20170103000004450) and said Tristan Adam Fogarty-Williamson 2015 Trust, Ltd. (Instrument Number 20160531000665510) tract a distance of 274.62 feet to the POINT OF BEGINNING containing 632,729 square Feet, or 14.525 net acres of land.

"The area shown on the Conveyance Plat of Continental 398 Fund Addition and labeled thereon as the "Detention Pond Drainage Easement" (i) is a private drainage and detention pond for the exclusive use and benefit of, and is appurtenant to the parcel of land labeled herein as "Lot 1, BLOCK A" and the Owner of Lot 1, BLOCK A and its successors and assigns only and shall not be deemed to be dedicated to the public or for the use or benefit of any other Lot or any other party; (ii) The Owner of Lot 1, BLOCK A and its successors and assigns shall be responsible to repair and maintain the Detention Pond Drainage Easement area; (iii) If such Owner fails to maintain the Detention Pond Drainage Easement Area as required herein, then the City of McKinney (the "City") shall have the right, after providing such Owner with written notice of the maintenance issue ("Maintenance Notice") and thirty (30) days to comply with the City's maintenance request, to enter Lot 1, BLOCK A in order to conduct the maintenance specified in the Maintenance Notice; provided, however, that if such lack of maintenance causes an imminent threat to the health and safety of the residents or damage to the surrounding property, the City may immediately fix any problem caused by lack of maintenance without the 30-day notice. The City will conduct such maintenance work in accordance with all applicable laws, codes, regulations, and similar requirements and will not unreasonably interfere with Owner's use of Lot 1, BLOCK A or any portion thereof."

Approved and Accepted

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

CONVEYANCE PLAT
**CONTINENTAL 398
FUND ADDITION**
LOT 1 BLOCK, A & LOT 1 BLOCK, B
BEING 14.525 ACRES OUT OF
THE OLIVER HEDGECOXE SURVEY , ABSTRACT NO. A0392
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PREPARED 08/25/2017

OWNER: STEPHEN WILLIAMSON, TRUSTEE OF THE TRISTAN ADAM FOGARTY-WILLIAMSON 2015 TRUST AND FLCT, LTD. P.O. BOX 190746 DALLAS, TX 75219
ENGINEER: SANCHEZ AND ASSOCIATES, LLC. 2000 N McDONALD STREET MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: CHRISTOPHER H. BLEVINS, PE
APPLICANT: SANCHEZ AND ASSOCIATES, LLC. 2000 N McDONALD STREET MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: CHRISTOPHER H. BLEVINS, PE
SURVEYOR: ADAMS SURVEYING COMPANY, LLC. 1475 RICHARDSON DRIVE, SUITE 255 RICHARDSON, TX 75080 (469) 317-0250