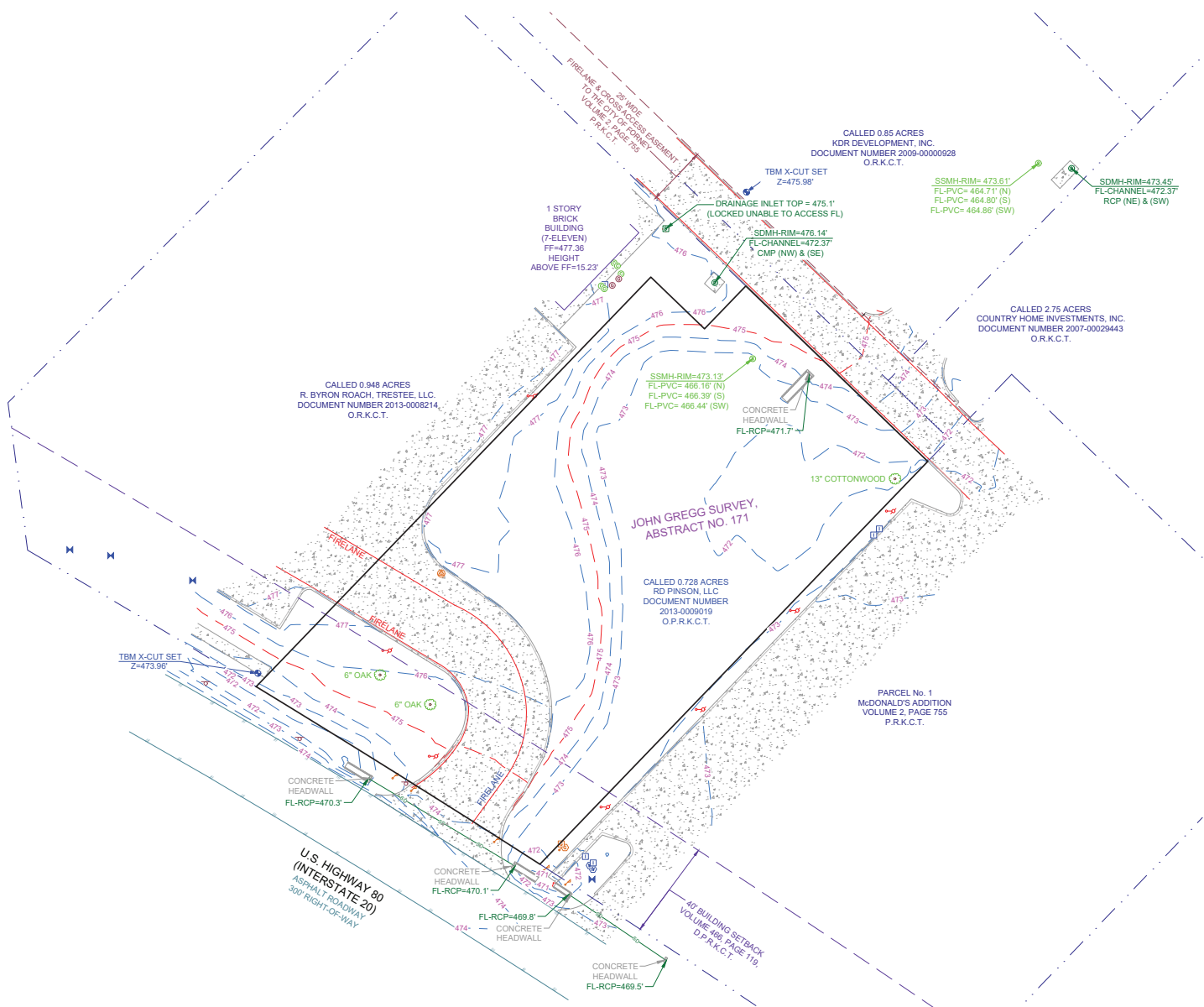


CONCRETE HEADWALL
FL-RCP=471.4'



CALLED 0.948 ACRES
R. BYRON ROACH, TRESTEE, LLC.
DOCUMENT NUMBER 2013-0008214
O.R.K.C.T.

CALLED 0.85 ACRES
KDR DEVELOPMENT, INC.
DOCUMENT NUMBER 2009-0000028
O.R.K.C.T.

CALLED 2.75 ACRES
COUNTRY HOME INVESTMENTS, INC.
DOCUMENT NUMBER 2007-0002943
O.R.K.C.T.

JOHN GREGG SURVEY,
ABSTRACT NO. 171

CALLED 0.728 ACRES
RD PINSON, LLC
DOCUMENT NUMBER
2013-0009019
O.P.R.K.C.T.

PARCEL No. 1
McDONALD'S ADDITION
VOLUME 2, PAGE 755
P.R.K.C.T.

U.S. HIGHWAY 80
(INTERSTATE 20)
ASPHALT ROADWAY
300' RIGHT-OF-WAY

40' BUILDING SETBACK
VOLUME 486, PAGE 118,
D.P.R.K.C.T.

LEGAL DESCRIPTION

Being 0.73 acres of land situated in the John Gregg Survey, Abstract Number 171, in the City of Forney, Kaufman County, Texas and being all of the called 0.728 acre tract conveyed to RD Pinson, LLC Document Number 2013-0009019 of the Official Records of Kaufman County, Texas.

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 3, 2012 and is located in Community Number 480410 as shown on Map Number 48257C0040D.

SURVEYOR NOTES

1. This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
2. Elevations shown on this survey are based on GPS observations utilizing the Allterra RTK Network, North American Vertical Datum of 1988, (Geoid 12A)
3. This document represents an accurate on the ground survey of a tract of land located on U. S. HWY 80 & Southeast of Pinson Road in the City of Forney, Kaufman County, Texas, on January 29, 2021.