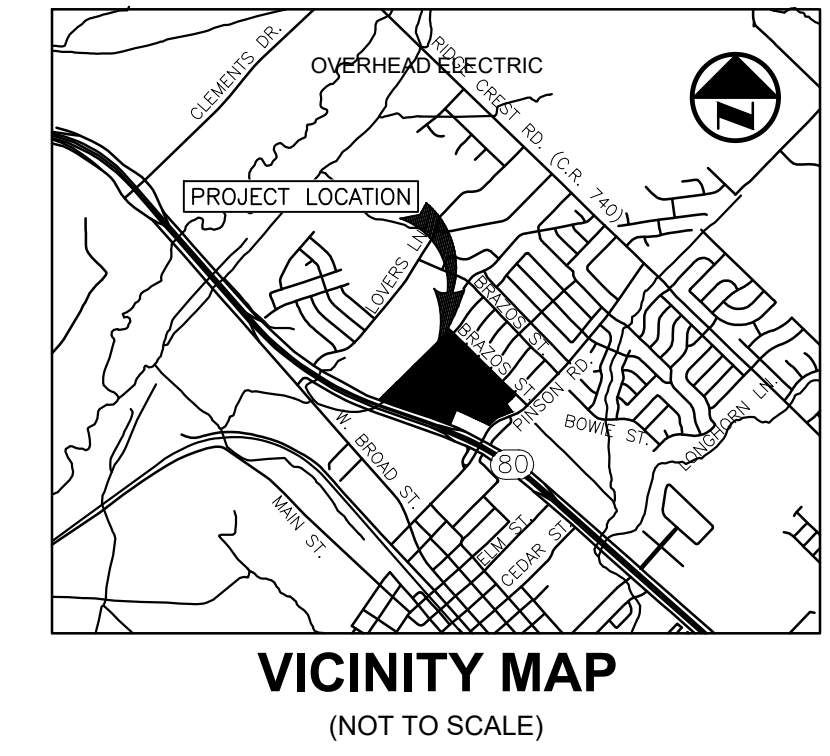
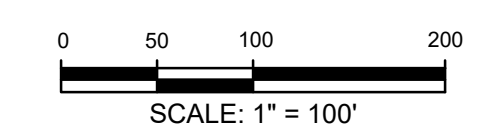


LEGEND

□	MONUMENT RECORD DIGNITY	◇ FH	FIRE HYDRANT
D.R.K.C.T.	DEED RECORDS KAUFMAN COUNTY TEXAS	○ GAS	GAS LINE MARKER
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORD KAUFMAN COUNTY, TEXAS	⊞	HANDHOLE
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORD KAUFMAN COUNTY, TEXAS	⊞ PP	POWER POLE
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORD KAUFMAN COUNTY, TEXAS	⊞ SS	SANITARY SEWER MANHOLE
P.R.K.C.T.	PLAT RECORDS KAUFMAN COUNTY, TEXAS	⊞ TEL	TELEPHONE PEDESTAL
P.O.B.	POINT OF BEGINNING	⊞ TV	TELEVISION PEDESTAL
		⊞ WV	WATER VALVE
		---	OVERHEAD POWERLINE
		---	EASEMENT LINE
		---	PROPERTY LINE



SCHEDULE B NOTES

- 10e. Lone Star Gas Company easement recorded in Volume 205, Page 453 of the Deed Records of Kaufman County, Texas is blanket in nature and contains an insufficient description to locate the easement on the subject tract; however, there are gas line markers and appurtenances on the subject tract as shown hereon.
- 10f. Lone Star Gas Company easement recorded in Volume 205, Page 446 of the Deed Records of Kaufman County, Texas; as affected by Partial Release recorded in Volume 560, Page 362 of the Deed Records of Kaufman County, Texas affects the subject property as shown hereon.
- 10g. American Telephone and Telegraph Company easement recorded in Volume 294, Page 414 of the Deed Records of Kaufman County, Texas is blanket in nature and contains an insufficient description to locate the easement on the subject tract; however, there are buried telephone line markers and appurtenances on the subject tract as shown hereon.
- 10h. Due to a vague description contained in Texas Power and Light Company easement recorded in Volume 320, Page 300 of Deed Records of Kaufman County, Texas; the surveyor cannot locate the easement on or off of the subject tract; however, overhead power lines, power poles, and guy lines were observed on the subject tract.
- 10i. Due to a vague description contained in Texas Power and Light Company easement recorded in Volume 396, Page 455 of Deed Records of Kaufman County, Texas; the surveyor cannot locate the easement on or off of the subject tract; however, overhead power lines, power poles, and guy lines were observed on the subject tract.
- 10j. Due to a vague description contained in Texas Power and Light Company easement recorded in Volume 397, Page 488 of Deed Records of Kaufman County, Texas; the surveyor cannot locate the easement on or off of the subject tract.
- 10k. North Texas Municipal Water District easement recorded in Volume 401, Page 367 of the Deed Records of Kaufman County, Texas does not affect subject tract.
- 10l. City of Forney 25' Drainage Easement recorded in Volume 1254, Page 874 of the Deed Records of Kaufman County, Texas affects the subject property as shown hereon.
- 10m. Access Easement recorded in Volume 661, Page 204 of the Deed Records of Kaufman County, Texas affects the subject property as shown hereon.
- 10n. American Telephone and Telegraph Company easement recorded in Volume 872, Page 974 of the Deed Records of Kaufman County, Texas affects the subject property as shown hereon.
- 10o. Texas Power & Light Company easement recorded in Volume 857, Page 383 of the Deed Records of Kaufman County, Texas affects the subject property as shown hereon.
- 10p. Southwestern Bell Telephone Company easement recorded in Volume 872, Page 971 of the Deed Records of Kaufman County, Texas affects the subject property as shown hereon.
- 10q. non-survey item

LEGAL DESCRIPTION

BEING, all of that 39.870 acre (1,736,726 square foot) tract of land situated in the John Greg Survey, Abstract No. 171, in the City of Forney, Kaufman County, Texas; being all of that called 39.698 acre tract of land described in Special Warranty Deed with Vendor's Lien to George Kostohryz and Brenda Kostohryz and Pison Plaza Partners, LLC as recorded in Instrument No. 2008-00009531 of the Official Public Records of Kaufman County, Texas; said 39.870 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found at the most easterly northeast corner of said 39.698 acre tract; said point being the south corner of that tract of land described in Special Warranty Deed to National Retail Properties, LP as recorded in Instrument No. 2007-00015611 of the Official Records of Kaufman County, Texas; said point being in the northwest right-of-way-line of F.M. 740 (variable width right-of-way);

THENCE, South 67 degrees 49 minutes 10 seconds West, with the southeast line of said 39.698 acre tract and the northwest line of said F.M. 740, distance of 268.07 feet to a point corner;

THENCE, South 48 degrees 13 minutes 13 seconds West, continuing with the southeast line of said 39.698 acre tract and the northwest line of said F.M. 740, a distance of 168.95 feet to a point for corner; said point being the northeast corner of that tract of land described in Warranty Deed to Forney Bank and Trust Company as recorded in Volume 661, Page 204 of the Deed Records of Kaufman County, Texas;

THENCE, North 64 degrees 51 minutes 27 seconds West, with north line of said Forney Bank tract, a distance of 571.55 feet to a 1/2-inch iron rod found at the northwest corner of said Forney Bank tract; said point being an inner ell corner of said 39.698 acre tract;

THENCE, South 22 degrees 14 minutes 43 seconds West, a distance of 254.10 feet to a 1/2-inch iron rod found at the southwest corner of said Forney Bank tract; said point being the most southerly southeast corner of said 39.698 acre tract; said point being the beginning of a non-tangent curve to the left in the north right-of-way line of U.S. Highway 80 (300-foot right-of-way);

THENCE, with said curve to the left in the north line of said U.S. Highway 80, an arc length of 284.10 feet, having a radius of 5,879.58 feet, a central angle of 02 degrees 46 minutes 07 seconds, and a chord which bears North 69 degrees 15 minutes 30 seconds West, 284.07 feet to a point for corner; from said point a 1-inch pipe rod found bears South 72 degrees 42 minutes East, a distance of 10.5 feet;

THENCE, North 70 degrees 38 minutes 33 seconds West, continuing with the north line of said U.S. Highway 80, a distance of 922.62 feet to a 1/2-inch iron rod found at the west corner of said 39.698 acre tract; said point being the southeast corner of that tract of land described in Special Warranty Deed to MM Forney 69, LLC as recorded in Instrument No. 2018-0013517 of the Official Public Records of Kaufman County, Texas;

THENCE, North 45 degrees 23 minutes 40 seconds East, departing the north line of said U.S. Highway 80, with west line of said 39.698 acre tract and an east line of said MM Forney tract, a distance of 1,563.87 feet to a 1-inch iron pipe found at the northwest corner of said 39.698 acre tract; said point being a northeast corner of said MM Forney tract; said point being in the southwest line of Block M, Heritage Hill Addition Section Four, an addition to the City of Forney as recorded in Cabinet 1, Page 719 of the Plat Records of Kaufman County Texas;

THENCE, with a northeast line of said 39.698 acre tract, the following three (3) courses and distances:

South 46 degrees 05 minutes 42 seconds East, with southwest line of said Heritage Hill Addition, a distance of 775.82 feet to a point at the south corner of said Block M;

South 46 degrees 47 minutes 37 seconds East, a distance of 50.01 feet to a point for corner;

South 45 degrees 47 minutes 42 seconds East, with the southwest line of Pinson Addition-Revised Second Installment, an addition to the City of Forney as recorded in Cabinet 1, Page 27 of the Plat Records of Kaufman County Texas, a distance of 655.95 feet to a point at the most northerly northeast corner of said 39.698 acre tract; said point being in the southwest line of Pinson Addition-Revised First Installment, an addition to the City of Forney as recorded in Cabinet 1, Page 17 of the Plat Records of Kaufman County Texas;

THENCE, South 45 degrees 18 minutes 15 seconds West, a distance of 200.43 feet to a 1/2-inch found (bent) at an inner ell corner of said 39.698 acre tract; said point being the west corner of said National Retail Properties tract;

THENCE, South 34 degrees 20 minutes 45 seconds East, with a northeast line of said 39.698 acre tract and the south line of said National Retail Properties tract, a distance of 154.93 feet to the POINT OF BEGINNING and containing an area of 39.870 acres or 1,736,726 square feet of land, more or less.

GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.000114077. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Kaufman County, Texas and Incorporated Areas, Map Number 48257C0040D with effective date July 03, 2012.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
3. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
4. Fences depicted hereon are based on locations measured in the field; the dimensioned ties shown are at those particular locations labeled only, the fence lines may meander between said measured locations.
5. This survey was prepared with the aid of a title commitment. A thorough search of county public deed records was performed for easements, rights-of-way, limitations, restrictions, or encumbrances. The surveyor did not abstract the property and any valid claim that may affect, restrict, or otherwise encumber subject tract not found or shown hereon shall not create liability on the part of the Surveyor. This survey was made relying upon that certain commitment for title insurance issued by Chicago Title Insurance Company and countersigned by Ratkin Title Company under G.F. No. 21-5746, effective date of December 22, 2021 and issued date of January 11, 2022.

SURVEYOR'S CERTIFICATE

To: Beam Capital LLC,
Texas Heritage National Bank,
Ratkin Title Company, and
Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 7(c), 8, 9, 13, & 14 of Table A thereof. The fieldwork was completed on January 20, 2022.

Date of Plat or Map: January 21, 2022

René Silvas
René Silvas, RPLS No. 5921



ALTA/NSPS LAND TITLE SURVEY
39.870 ACRES

AND BEING SITUATED IN THE
JOHN GREGG SURVEY, ABSTRACT NO. 171
CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
JANUARY 21, 2022

DEVELOPER
BIG TRACT DEVELOPMENT
100 N. Main Street
Bee, Texas 76100
Contact: Mr. Big Land
Phone: 214-555-5555



SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416

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