

PROPERTY DESCRIPTION

Being a 4.037 acre tract of land situated in the Martha Musick Survey, Abstract No.312, Kaufman County, Texas and being a portion of a tract of land described by the deed to CH TNC Mesquite Investments, LP., and recorded in Volume 7669, Page 306, Deed Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod, said point being the northwest corner of said CH TNC Mesquite Investments, LP. tract, and being the southeast corner of a tract of land described by deed to Donald and Leasa Davis, as recorded in Volume 3471, Page 60, Deed Records, Kaufman County, Texas, being a common line, also being in the existing north right-of-way line of F.M. 2757 (having a 100' right-of-way);

THENCE North 06°06'39" East, leaving said existing north right-of-way line, and along said common line, a distance of 609.17 feet to a set 1/2 inch iron rod with a "Graham Assoc. Inc." (GAI) cap;

THENCE South 77°02'07" East, leaving said common line, a distance of 184.75 feet to a set 1/2 inch iron rod with a (GAI) cap, for the beginning of a non-tangent curve to the left having a radius of 1214.00 feet and a central angle of 27°02'13" and a long chord which bears South 11°01'58" East, 567.57 feet;

THENCE along said non-tangent curve to the left an arc distance of 572.87 feet to a set 1/2 inch iron rod with a (GAI) cap;

THENCE South 44°11'41" West, a distance of 264.36 feet to a set 1/2 inch iron rod with a (GAI) cap, said point being in the existing north right-of-way line of said F.M. 2757;

THENCE North 45°44'58" West, along said existing north right-of-way line, a distance of 169.71 feet to a found Highway Monument in concrete;

THENCE North 36°42'08" West, continuing along said existing north right-of-way line, a distance of 79.74 feet to the POINT OF BEGINNING and CONTAINING 175,864 square feet, 4.037 acres of land, more or less.