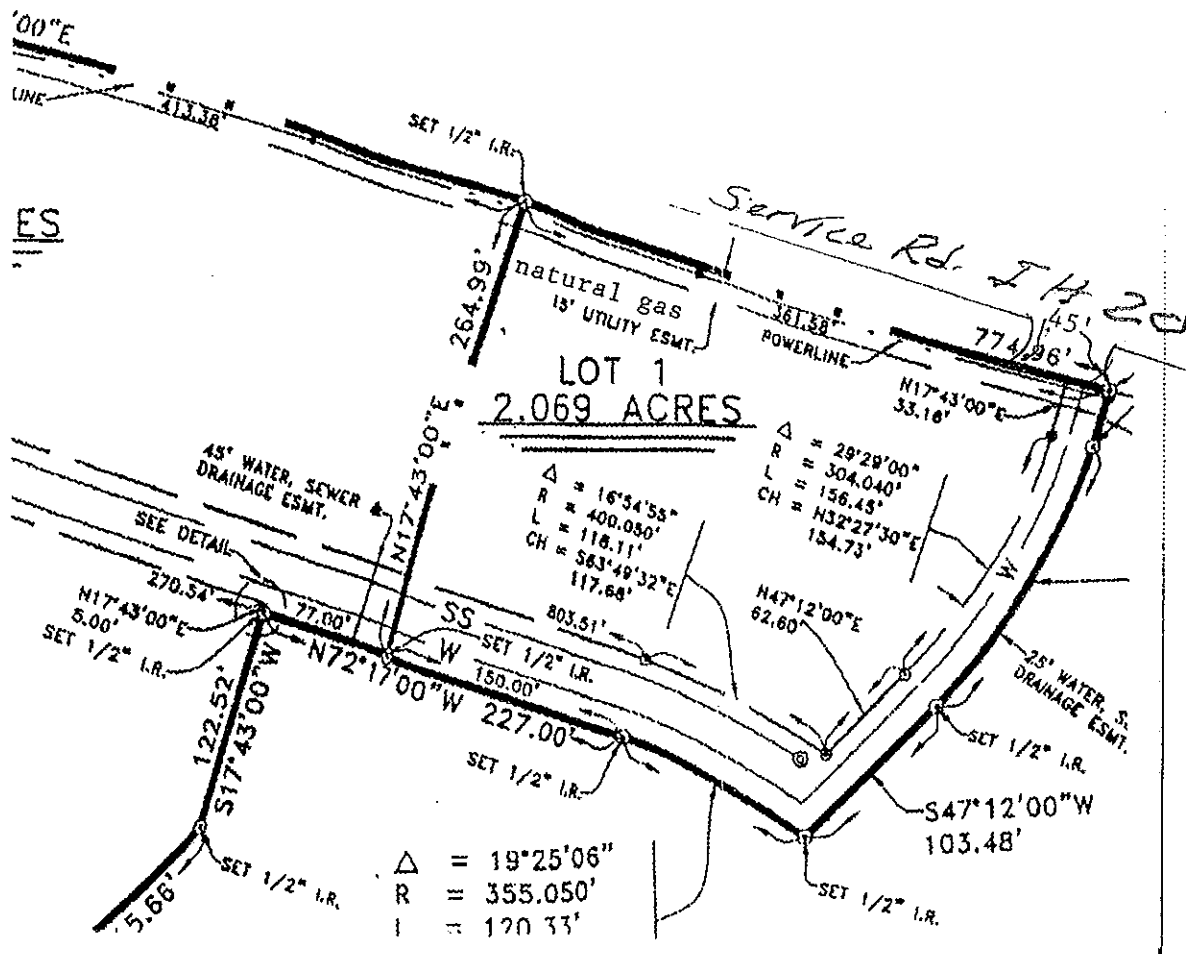




COX & NORTON DEVELOPMENT

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LAY-OUT FOR SERVICE STATION & RESTAURANT

**TATE OF TEXAS
OUNTY OF KAUFMAN**

BEING all that certain tract or parcel of land in the Ransom Sowell Survey, A-43, Kaufman County, Texas, and being a part of Lot 28, all of Lots 29 and 30, of Block "M", and part of Kings Creek Drive and Estate Lane, of the Replat of Section One of Kings Creek Estates, as recorded in Plat Cabinet 1, Envelope 13, of the Plat Records of Kaufman County, Texas, and being more particularly described as follows;

COMMENCING at the northwest corner of said Lot 28, said point being in the south R.O.W. of Interstate Highway 20; THENCE S72°17'00"E, along the south line of Interstate Highway 20, a distance of 85.01 feet to a ½" iron rod set for corner and the POINT OF BEGINNING;

THENCE S72°17'00"E, continuing along the south R.O.W. of Interstate Highway 20 and along the north line of said Block "M", a distance of 361.58 feet to the east R.O.W. of Estate Lane;

THENCE S17°43'00"W, along said R.O.W., a distance of 33.16 feet to a point for corner, said point being the beginning of a curve to the right, having a central angle of 29°29'00", a radius of 329.04 feet and a chord bearing and distance of S32°27'30"W, 167.46 feet;

THENCE with said curve and the easterly R.O.W. of Estate Lane, an arc length of 169.32 feet to a point for corner;

THENCE S47°12'00"W, along the southeasterly R.O.W. of Estate Lane, a distance of 103.48 feet to a point for corner in the southerly R.O.W. of Kings Creek Drive, said point being the beginning of a non-tangent curve to the left, having a central angle of 19°25'06", a radius of 355.05 feet and a chord bearing and distance of N62°34'27"W, 119.76 feet;

THENCE with said curve and the southerly R.O.W. of Kings Creek Drive, an arc length of 120.33 feet to a point for corner;

THENCE N72°17'00"W, continuing along the southerly R.O.W. of Kings Creek Drive, a distance of 150.00 feet to a point for corner;

THENCE N17°43'00"E, at 50.00 feet pass the north line of Kings Creek Drive and continuing in all a total distance of 265.00 feet to the POINT OF BEGINNING and containing 2.069 acres of land.