

STATE OF TEXAS §
 COUNTY OF KAUFMAN §
 WHEREAS, JM Mills Interest, LLC, is the Owner of a tract of land situated in the John Gregg Survey, Abstract No. 171, Kaufman County, Texas, and being out of a 0.993 acre tract conveyed to them by 4502, page 265, and being more particularly described as follows:

METES AND BOUNDS DESCRIPTION

BEING a 0.993 acre tract of land situated in the John Gregg Survey, Abstract Number 171, Kaufman County, Texas, in the same block and section as the land described in Volume 5488, Page 106, of the Public Records of Kaufman County, Texas, and in the deed to Chalk Hill Ventures, LLC recorded in Volume 4502, Page 388, of the Public Records of Kaufman County, Texas, said 0.993 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "SPIARS ENG" found in the northeasterly line of the tract of land described in the instrument to the City of Forney recorded in Volume 4074, Page 124, of the Public Records of Kaufman County, Texas, for the southerly corner of Lot 2, Block A, Kroger Drive North Addition, an addition to the City of Forney according to the plat recorded in Cabinet 3, Sleeve 380, Plat Records of Kaufman County, Texas;

THENCE with the northeasterly line of said City of Forney tract North 46° 01' 27" West (Volume 4502, Page 388 = North 46° 14' 49" West, Volume 4074, Page 124 = North 46° 01' 16" West) a distance of 150.00 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE departing the northeasterly line of said City of Forney tract North 44° 15' 34" East a distance of 33.00 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

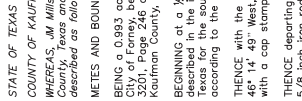
THENCE North 30° 58' 04" East a distance of 36.99 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 44° 15' 34" East a distance of 207.00 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in the common line of said JM Mills Interest, Inc and Chalk Hill Ventures, LLC tract and Mustang Place Phase 1, an addition to the City of Forney according to the plat recorded in Cabinet 2, Sleeve 551, Plat Records of Kaufman County, Texas;

THENCE with said common line South 45° 42' 34" East (Volume 3201, Page 246, Volume 4502, Page 388 and Cabinet 2, Sleeve 351, South 45° 58' 58" East) a distance of 198.50 feet to a 1/2 inch iron rod with a cap stamped "SPIARS ENG" found for the northeasterly corner of said Lot 2, Block A, Kroger Drive North Addition;

THENCE departing said common line with the northeasterly line of said Lot 2, Block A South 44° 15' 34" West (Cabinet 3, Sleeve 380 = South 44° 17' 04" West) a distance of 275.16 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.993 acres (43,248 square feet) of land.

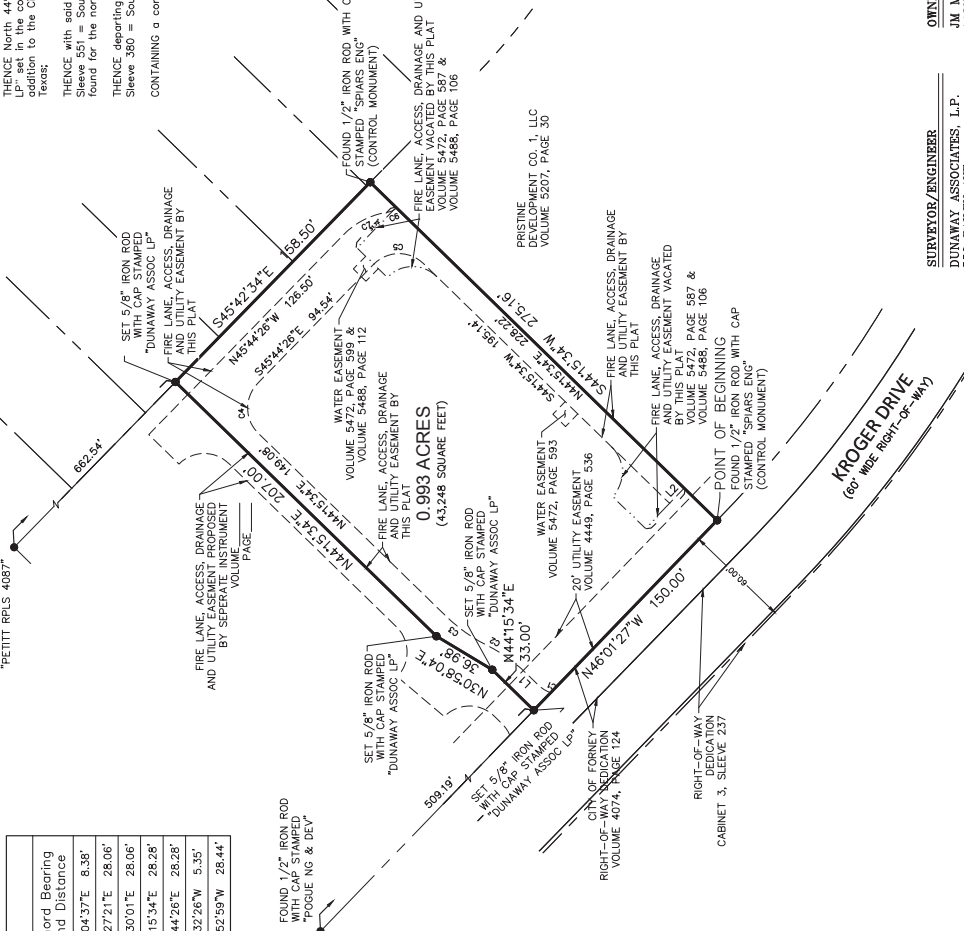


VICINITY MAP
 NOT TO SCALE

Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	24°11'12"	20.00'	8.44'	N32°04'37"E 8.38'
C2	17°25'46"	92.59'	28.17'	N35°27'21"E 28.06'
C3	17°31'07"	92.13'	28.17'	N35°30'01"E 28.06'
C4	90°00'00"	20.00'	31.42'	N89°15'34"E 28.28'
C5	90°00'00"	20.00'	31.42'	S00°44'26"E 28.28'
C6	38°59'04"	8.02'	5.46'	N27°32'26"W 5.35'
C7	37°42'53"	44.00'	28.96'	N26°52'59"W 28.44'

Line Table

Line Number	Bearing	Distance
L1	N44°10'14"E	9.18'
L2	S44°02'35"E	12.00'



FINAL PLAT
LOT 3, BLOCK A
PLAT OF KROGER DRIVE
NORTH ADDITION

BEING A SUBDIVISION SITUATED IN THE JOHN GREGG SURVEY, ABSTRACT NO. 171 CITY OF FORNEY, KAUFMAN COUNTY, TEXAS BEING A REPLAT OF THE TRACT OF LAND DESCRIBED IN THE DEED TO JM MILLS INTEREST, INC. RECORDED IN VOLUME 3201, PAGE 246, AND IN DEED TO CHALK HILL VENTURES, LLC RECORDED IN VOLUME 4502, PAGE 388, DEED RECORDED IN KAUFMAN COUNTY, TEXAS, OF BLOCK 1 LOT 3.

0.993 ACRES - 43248 GROSS SQUARE FEET

OWNERS
 JM MILLS INTEREST, LLC
 14276 MIDWAY ROAD
 ADDISON, TX 75001

CHALK HILL VENTURES, LLC
 2600 NETWORK BLVD., SUITE 305
 PRISCO, TX 75084

SURVEYOR/ENGINEER
 DUNAWAY ASSOCIATES, L.P.
 550 BAILEY AVE.
 SUITE 400
 FORT WORTH, TEXAS 76107
 (817) 358-1121 (PHONE)
 (817) 358-4444 (FAX)
 FIRM REG. NUMBER: 10098100

OWNER
 JM MILLS INTEREST, LLC
 14276 MIDWAY ROAD
 ADDISON, TX 75001

CHALK HILL VENTURES, LLC
 2600 NETWORK BLVD., SUITE 305
 PRISCO, TX 75084

KROGER FORNEY ADDITION
 VOLUME 3, PAGE 237



