



LAND SURVEYORS LP.

· LAND · TOPOGRAPHIC . CONSTRUCTION SURVEYING

FIRM NO. 10094900 METRO 817-429-0194 FAX 817-446-5488 hsbeasley@msn.com

3025 Forest Ave FORT WORTH, TEXAS 76112

Legal description

Being 4,851 square feet (0.111 acres) of land located in the Samuel Lockhart Survey, Abstract No. 817. Dallas County, Texas, being in the right-of-way of Manufacturing Street (80' right of way) described in the plat of Installment No. 11-A of the Trinity Industrial District recorded in Volume 77036, Page 2182, Deed Records, Dallas County, Texas, lying in Dallas City Block 7891 and along the west line of a tract of land described in the General Warranty Deed to San Jacinto Operating Company, recorded in County Clerk's Instrument No. 201800262324, Deed Records, Dallas County, Texas. Said 4,851 square feet (0.111 acres) of land being more particularly described as follows:

BEGINNING at a point in the east line of said Manufacturing Street and in the west line of said San Jacinto Operating Company tract, lying N09°30'39"E a distance 23.34 feet from a pk with shiner found at the southwest corner of said San Jacinto Operating Company tract;

THENCE N80°29'21"W, a distance of 19.80 feet to a point;

THENCE N09°30′39″E, a distance of 245.00 feet to a point;

THENCE S80°29'21"E, a distance of 19.80 feet to a point in the east line of said Manufacturing Street and in the west line of San Jacinto Operating Company tract, lying S09\*30'39"W a distance 31.71 feet from a "X" found at the northwest corner of said San Jacinto Operating Company tract;

THENCE S09'30'39"W along said east line and said west line, a distance of 245.00 feet to the point of beginning, containing 4,851 square feet (0.111 acres) of land.

Basis of Bearing - NAD 83 (2011)(Epoch: 2010.0000). Geoid 18, Texas North Central Zone. Grid bearings. Grid Scale Factor = 0.999867487394

Kenneth R. Rogers Registered Professional Land Surveyor No. 6066

Prepared December 14, 2022 from o Survey on the Ground January 20, 2022

Revised March 6, 2023



(For SPRG use only) Reviewed by: Date: SPRG No.

License Agreement 4,851 sq. ft. (0.111 Acres) of Land Located in Manufacturing Street in the Samuel Lockhart Survey Abstract No. 817 Dallas City Block 7891 City of Dallas Dallas County, Texas

Kenneth R. Rogers Registered Professional Land Surveyor No. 6066

Prepared December 14, 2022 from a Survey on the Ground January 20, 2022

Revised March 6, 2023



REGISTERED PROFESSIONAL SURVEYORS ERBERT S. **EASLEY** 

LAND SURVEYORS L.P.

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3025 Forest Ave FORT WORTH, TEXAS 76112

X Found Jones Lake Company No. 7 (. 93067, P. 6499, D.R.D.C.T. S 80 29'21" E 12 JGM Holdings, LLC. Inst. No. 20080342272 2182 Dedication P. 218 3/8"irf (CM) D.R.D.C.T 77036 D.R.D. Dallas City Block 7891 San Jacinto Operating Company Inst. No. 201800262324 O.P.R.D.C.T. 80, Dedication S. P. 2183 Manufacturing St. 4,851 sq. ft. Dallas City 09.30,38" 0.111 acres Block 7891 77036 D.R.D. 09:30,38" SAMUEL LOCKHART SURVEY 80, ABSTRACT NO. 817 Z Boxter Mountain Development Co. Baxter Mountain Development Co to Maker Aerospace, LLC Inst. No. 202100223222 D.R.D.C.T. per Dallas CAD legal is incorrect. Previously described in Mountain Development Co. Inst. No. 202100151414 ES 40.0' 40.0 34.00 N 80.53,51. S Pace 19.80 pk w/shine Inst. No. 202100151414 Point of Beginning fnd 80.0 300.04 Lot 3, Block 31 cotton Trinity Industrial District Installment No. 11 V. 17, P. 1, M.R.D.C.T. 1/2"irl (CM) Lot 2, Block 31 Trinity Industrial District Installment No. 11 V. 17, P. 1 Lot 1, Black 31 M.R.D.C.T. Trinity Industrial District Installment No. 11 M.R.D.C.T. Basis of Bearing - NAD 83 (2011)(Epoch: 2010.0000) Geoid 18, Texas North Central Zone. Grid bearings. Grid Scale Factor = 0.999867487394

FND — Found
IRF — Iron Rod Found
M.R.D.C.T. — Mop Records, Dallas County, Texas
O.P.R.D.C.T. — Official Public Records, Dallas County,

CM - Control Monument

CERTIFICATE: The plat hereon is a factual representation of the property as determined by survey on the ground under my supervision, the lines and dimensions of the property being as indicated on the survey. The visible improvements are as shown and there are no apparent encroachments or protrusions except as

D.R.D.C.T. - Deed Records, Dallas County, Texas

(For SPRG use only)
wed by: Reviewed by: Date: 6235 SPRG No

200

License Agreement 4,851 sq. ft. (0.111 Acres) of Land Located In Manufacturing Street in the Samuel Lockhart Survey Abstract No. 817 Dallas City Block 7891 City of Dallas Dallas County, Texas

300

Sheet 2 of 2

SCALE 1"=100

100