

hERBERT S. BEASLEY
 REGISTERED PROFESSIONAL SURVEYORS
LAND SURVEYORS L.P.
 • LAND • TOPOGRAPHIC
 • CONSTRUCTION SURVEYING
 FIRM NO. 10094900
 METRO 817-429-0194
 FAX 817-446-5488
 hsbeasley@man.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 a Survey on the Ground
 January 20, 2022

Revised
 March 6, 2023

(For SPRG use only)	
Reviewed by:	<u>SP</u>
Date:	<u>3/31/2023</u>
SPRG No.	<u>6215</u>

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

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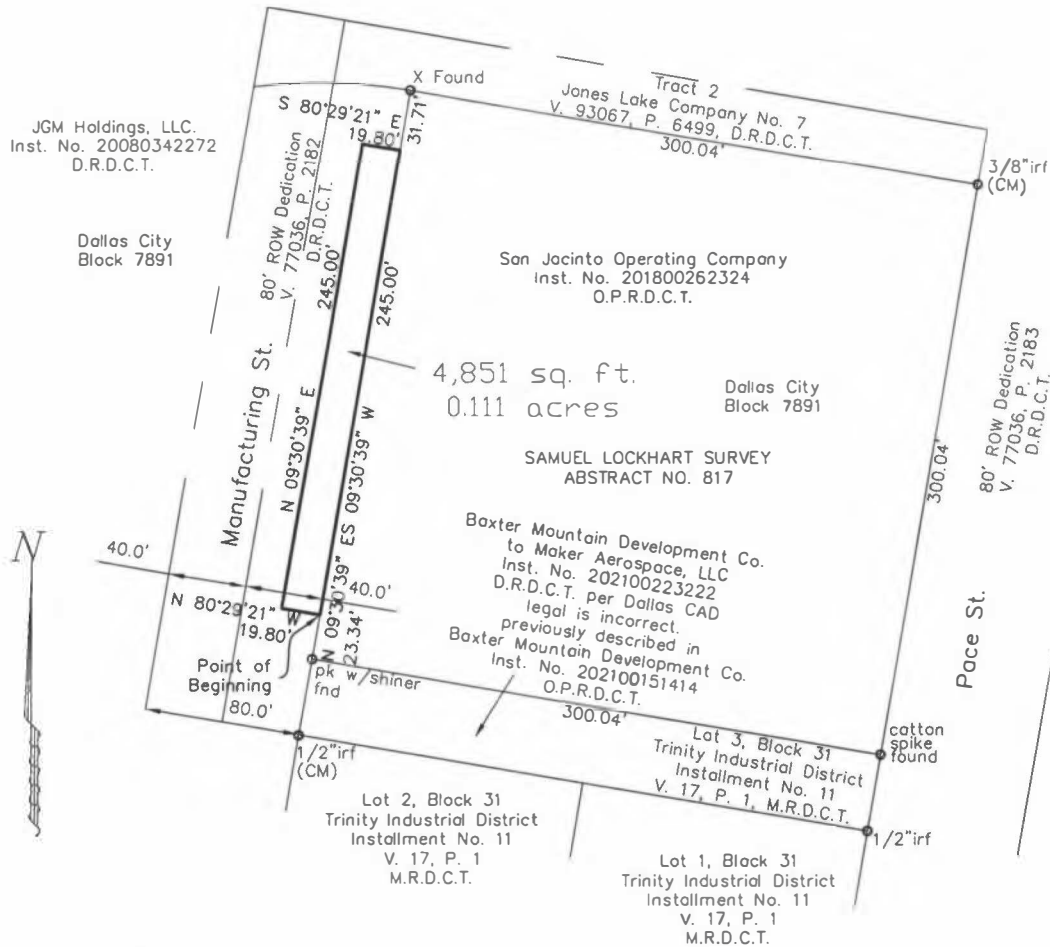


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CM - Control Monument
D.R.D.C.T. - Deed Records, Dallas County, Texas
FND - Found
IRF - Iron Rod Found
M.R.D.C.T. - Map Records, Dallas County, Texas
O.P.R.D.C.T. - Official Public Records, Dallas County,
Texas

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 shown.

(For SPRG use only)
Reviewed by: JD
Date: 2/31/2023
SPRG No. 6235

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