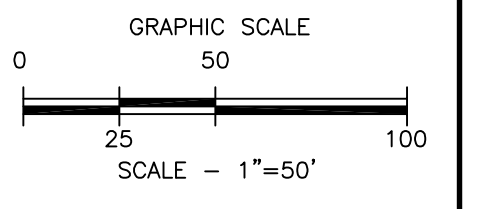


ROW PARCEL NO. 35
2.245 AC. TRACT
VOL. 84010, PG. 1315
D.R./D.C.T.

PART OF LOT 1
HARGROVE INDUSTRIAL ADDITION
VOL. 81092, PG. 2550
P.R./D.C.T.
ELMORE ENTERPRISES, INC
INST. NO. 20070283157
D.R./D.C.T.

P.O.B.
FIR 1/2"



METS AND BOUNDS DESCRIPTION

TRACT 1: Being a 14.079 acre tract of land in the John R. Baugh Survey, Abstract No. 137, situated in the City of Grand Prairie, Dallas County, Texas, said 14.079 acre tract being a portion of a 45.912 acre tract of land described in deed to M Enterprises, Inc. recorded in Volume 97052, Page 584, of the Deed records of Dallas County, Texas, said 14.079 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said 45.912 acre tract and the southeast corner of Lot 1, Hargrove Industrial Addition, an addition to the City of Grand Prairie according to the plat thereof recorded in Volume 81092, Page 2550, Plat Records of Dallas County, Texas, said point also being in the west line of Hardrock Road (called 100 foot right-of-way);

THENCE S. 00°03'24" E., with the east line of said 45.912 acre tract and the west line of said Hardrock Road, a distance of 1227.88 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the left, and from which a 1/2 inch iron rod found bears N. 00°29'00" W., 2.61 feet and a second 1/2 inch iron rod found bears N. 70°25'44" E., 2.52 feet;

THENCE in a southeasterly direction with the east line of said 45.912 acre tract and the west line of said Hardrock Road, with said curve to the left having a radius of 868.51 feet, an arc length of 314.42 feet, and having a chord that bears S. 10°49'29" E. 312.70 feet, to a 1/2 inch iron rod found for the end of said curve and being the southeast corner of said 45.912 acre tract, said point also being in the north line of a tract of land deeded to Texas Power & Light Co. according to the deed thereof recorded in Volume 75240, Page 1501, of the Deed Records of Dallas County, Texas, and from which a 1/2 inch iron rod marked "ACS-DALLAS" found bears N. 46°02'43" W., 3.60 feet;

THENCE N. 66°59'34" W., with the south line of said 45.912 acre tract and the north line of said Texas Power & Light Co. tract, a distance of 732.27 feet to a 2 inch aluminum disk marked S.A.M. found for the southeast corner of a tract of land called Parcel No. 2, deeded to State of Texas for right-of-way according to the deed thereof recorded in Volume 2002197, Page 3174, of the Deed Records of Dallas County, Texas and the northeast corner of a tract of land called Parcel No. 1 deeded to State of Texas for right-of-way according to the deed thereof recorded in Volume 2004081, Page 433, of the Deed Records of Dallas County, Texas, said point also being in the easterly line of President George W. Bush (SH-161)(right-of-way);

THENCE over and across said 45.912 acre tract and with the east line of said Parcel No. 2, same being said easterly line of President George W. Bush (SH-161), the following eight calls:
N. 20°27'03" E., 153.72 feet to a 2 inch aluminum disk marked S.A.M. found for angle point;
N. 18°57'03" E., 153.80 feet to a 2 inch aluminum disk marked TXDOT found for angle point;
N. 17°27'06" E., 153.59 feet to a 2 inch aluminum disk marked TXDOT found for angle point;
N. 15°52'37" E., 153.81 feet to a 2 inch aluminum disk marked S.A.M. found for angle point;
N. 14°33'10" E., 153.79 feet to a 2 inch aluminum disk marked S.A.M. found for angle point;
N. 12°57'17" E., 153.57 feet to a 2 inch aluminum disk marked S.A.M. found for angle point;
N. 11°55'47" E., 65.37 feet to a 2 inch aluminum disk marked S.A.M. found for angle point;
N. 1°30'6" E., 308.72 feet to a 2 inch aluminum disk marked S.A.M. found for the northeast corner of said Parcel No. 2 and the southeast corner of a tract of land called Parcel No. 35 deeded to State of Texas for right-of-way according to the deed thereof recorded in Volume 84010, Page 1315, of the Deed Records of Dallas County, Texas;

THENCE N. 89°37'52" E., with the north line of said 45.912 acre tract and the south line of said Lot 1, a distance of 265.65 feet to the **POINT OF BEGINNING** and **CONTAINING** 613,287 square feet or 14.079 acres of land, more or less.

NOTES:

- C.M. ~ Denotes Controlling Monuments.
- The basis of Bearing and Elevation for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network. Vertical (NAVD 88) Geoid 12-B.
- The items shown and/or referenced in notes herein are based on Title Commitment No. 8000362000950 Chicago Title Insurance Company, The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey based on the title commitment provided and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property not shown in title commitment.

Notes:
GENERAL NOTES REGARDING SCHEDULE B OF TITLE COMMITMENT NUMBER GF NO. 8000362000950 Chicago Title Insurance Company.

- The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document: Entitled: Deed Recording Date: October 9, 2002 Recording No: Volume 2002197, Page 3174, Real Property Records, Dallas County, Texas. (Shown on survey)
- Easement(s) and rights incidental thereto, as granted in a document: Entitled: Easement and Right of Way Granted to: Texas Power & Light Company Purpose: As provided in said document Recording Date: August 3, 1940 Recording No: Volume 2223, Page 552, Real Property Records, Dallas County, Texas (Shown on survey)
- Easement(s) and rights incidental thereto, as granted in a document: Entitled: Water Main Easement Granted to: City of Grand Prairie Purpose: As provided in said document Recording Date: December 18, 2007 Recording No: under Clerk's File No. 20070450746, Real Property Records, Dallas County, Texas (Does not affect)
- Easement(s) and rights incidental thereto, as granted in a document: Entitled: Water Main Easement Granted to: City of Grand Prairie Purpose: As provided in said document Recording Date: December 18, 2007 Recording No: under Clerk's File No. 20070450747, Real Property Records, Dallas County, Texas (Shown on survey)
- Easement(s) and rights incidental thereto, as granted in a document: Entitled: Right-of-Way Agreement Granted to: West Fork Pipeline, LLC Purpose: As provided in said document Recording Date: April 28, 2010 Recording No: under Clerk's File No. 201000105677, Real Property Records, Dallas County, Texas (Shown on survey)
- Easement(s) and rights incidental thereto, as granted in a document: Entitled: Easement and Right of Way Agreement Granted to: DPW Midstream Services LLC Purpose: As provided in said document Recording Date: August 29, 2013 Recording No: under Clerk's File No. 201300274607, Real Property Records, Dallas County, Texas (Shown on survey)
- Matters contained in that certain document: Entitled: Affidavit to the Public Dated: October 11, 1979 Executed by: Gifco Properties, Inc. Recording Date: December 19, 1979 Recording No: Volume 79246, Page 457, Real Property Records, Dallas County, Texas (does affect the entire tract)
- Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, and by between M Enterprises, Inc. and Newark Energy, L.L.C., recorded October 14, 2010 under Clerk's File No. 201000265315, Real Property Records, Dallas County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). (Not a survey matter)

BENCHMARKS:

- City of Grand Prairie GPS Monument No. 46
Station is located approximately 335' north of the centerline intersection of Wildlife Parkway and Beltline Road, 16.5' northeast from a pipe fence and 18' Southwest of a telephone cable marker. Elevation 442.95'
- City of Grand Prairie GPS Monument No. 45
Station is located approximately 0.1 mile west of the northwest corner of the intersection of Shady Grove Road and Beltline Road on the northwest headwall of bridge and 30' south of power pole. Elevation 463.45'

LEGEND

ANCH	ANCHOR
LP	LIGHT POLE
GLM	GAS LINE MARKER
MB	MAIL BOX
COMM	COMMUNICATION
M.H.	MAN HOLE
FL	FLOWLINE
P.P.	POWER POLE
ANC.	ANCHOR
WM	WATER METER
WV	WATER VALVE
TEB	TEMPORARY BENCHMARK
S.D.	STORM DRAIN
SL	SURVEY LINE
FIR	FOUND IRON ROD
---	ACCESS DENIAL LINE

ALTA/NSPS LAND TITLE SURVEY

TRACT 1 ~ 14.079 ACRES
JOHN R. BAUGH SURVEY
ABSTRACT NO. 137

City of Grand Prairie, Dallas County, Tx.

KEETON SURVEYING COMPANY
H.B. KEETON REGISTERED SURVEYING LAND SURVEYORS
2037 DALWORTH STREET GRAND PRAIRIE, TEXAS
PHONE: (972) 641-0843 FAX: (972) 647-0154
E-MAIL: ksc4019@sbglobal.net

DATE: 9/30/2020 SCALE: FILE:
REV: 10/16/2020 1"=50' 13AC_ALTA.DWG
D/1-2020-PROJECTS/JOHN R. BAUGH SURVEY(HAMILTON)

SURVEYOR'S CERTIFICATE:

To: Hamilton Commercial, LLC, its successors and/or assigns, and Chicago Title Insurance Company;

This is to certify that this map or plot, and the survey on which it is based, were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b1, 8, and 9 of Table A thereof. The field work was completed on September 30, 2020.

Date of Plot or Map: September 30, 2020.

M.L. Mitchell
M. L. Mitchell
P.L.S., 2617
State of Texas

TRACT 1
PORTION OF A 45.912
ACRE TRACT
TRACT 10.4~PER DCAD
M ENTERPRISES, INC
VOL. 97052, PG. 584
D.R./D.C.T.
613,287 SQ. FT.
14.079 ACRES

R=868.51
L=314.42'
CRD.=S10°49'29"E
CL=312.70'
DEED L=315.30'

#2651
HARDROCK RD.
(100' RIGHT-OF-WAY)

PRESIDENT GEORGE W. BUSH (SH-161)
(RIGHT-OF-WAY VARIES)
ROW PARCEL NO. 2
10.130 AC. TRACT
VOL. 2002197, PG. 3174
D.R./D.C.T.

JOHN R. BAUGH SURVEY
ABSTRACT NO. 137

APPROX. LOCATION
FLOODPLAIN
ZONE X SHADED
FEMA MAP 48113C0295L
DATE 3/21/2019

APPROXIMATE LOCATION
OF TP&L EASEMENT AND
RIGHT OF WAY
(NO WIDTH SPECIFIED)
VOL. 2223, PG. 552
D.R./D.C.T.

ROW PARCEL NO. 1
2.96 AC. TRACT
VOL. 2004081, PG. 433
D.R./D.C.T.

TEXAS POWER & LIGHT CO.
VOL. 75240, PG. 1501
D.R./D.C.T.

POSSIBLE EASEMENT
NONE PROVIDED OR
FOUND