

BEING a 445 square feet (0.0102 acres) tract of land situated in the William B. Coats Survey, Abstract No. 236, the A. Bahn Survey, Abstract No. 182 and the Crawford Grigsby Survey, Abstract No. 533, adjacent to City of Dallas Blocks A/5752, A/5748, and 6057, City of Dallas, Dallas County, Texas and being part of Harry Hines Boulevard (a variable width right-of-way, formerly Loop 354, State of Texas, Volume 2179, Page 140, Deed Records of Dallas County, and County of Dallas, Volume 1664, Page 421-423, Deed Records of Dallas County, Texas) and being more particularly described as follows:

COMMENCING at a "X" cut in concrete found in the southwest right-of-way line of said Harry Hines Boulevard at the northwest corner of a tract of land described in Quitclaim Deed to Dallas County Hospital District, recorded in Volume 4500, Page 107, Deed Records of Dallas County, Texas; in the northeast line of a tract of land described as "Tract No. 4" in Deed to the State of Texas, recorded in Volume 3506, Page 9, Deed Records of Dallas County, Texas; from which a "X" cut in concrete found bears South 1°13'47" East, a distance of 103.17 feet;

THENCE with said southwest right-of-way line of Harry Hines Boulevard and the northeast line of said Tract 4, the following courses and distances to wit:

- North 1°13'47" West, a distance of 41.83 feet to a point for corner;
- North 49°23'47" West, a distance of 27.90 feet to a "X" cut in concrete set for the **POINT OF BEGINNING**;

THENCE continuing with said northeast line and said southwest right-of-way line, North 49°23'47" West, a distance of 1.00 feet to a "X" cut in concrete set for corner;

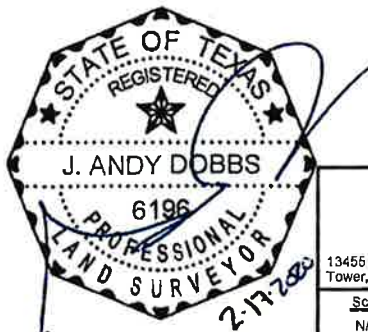
THENCE departing said northeast line and said southwest right-of-way line, over and across said Harry Hines Boulevard, the following courses and distances to wit:

- North 44°19'31" East, a distance of 175.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- South 48°14'29" East, a distance of 220.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 41°45'31" East, a distance of 1.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- South 43°51'36" East, a distance of 2.18 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

(For SPRG use only)
 Reviewed By: G.S.
 Date: 2-25-20
 SPRG NO: 5195

LICENSE AGREEMENT
 PART OF HARRY HINES BOULEVARD
 ADJACENT TO CITY OF DALLAS BLOCKS
 A/5752, A/5748 & 6057
 WILLIAM B. COATS SURVEY
 ABSTRACT NO. 236
 A. BAHN SURVEY, ABSTRACT NO. 182
 CRAWFORD GRIGSBY SURVEY
 ABSTRACT NO. 533
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

J. ANDY DOBBS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6196
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER
 SUITE 700
 DALLAS, TEXAS 75240
 PH. (972) 770-1300
 ANDY.DOBBS@KIMLEY-HORN.COM



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13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	JAD	JULY 2019	064424710	1 OF 4

North 46°08'24" East, a distance of 27.62 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the northeast right-of-way line of said Harry Hines Boulevard and in the southwest line of Lot 1B, Block A/5748, Parkland Hospital No. 3, an addition to the City of Dallas, Texas according to the plat thereof recorded in Instrument No. 201400310987, Official Public Records of Dallas County, Texas;

THENCE with said northeast right-of-way line and said southwest line of Lot 1B, Block A/5748, South 49°09'32" East, a distance of 1.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said southwest line and said northeast right-of-way line, over and across said Harry Hines Boulevard, the following courses and distances to wit:

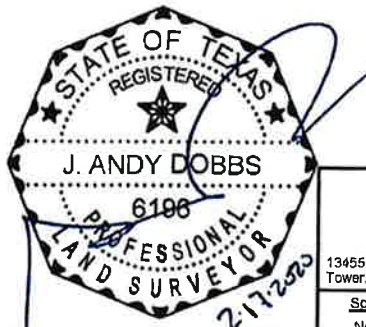
- South 46°08'24" West, a distance of 27.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- South 43°51'36" East, a distance of 2.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- South 41°45'31" West, a distance of 4.40 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 43°51'36" West, a distance of 5.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 41°45'31" East, a distance of 1.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- North 48°14'29" West, a distance of 219.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- South 44°19'31" West, a distance of 174.20 feet to the **POINT OF BEGINNING** and containing 445 square feet or 0.0102 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. (2011)

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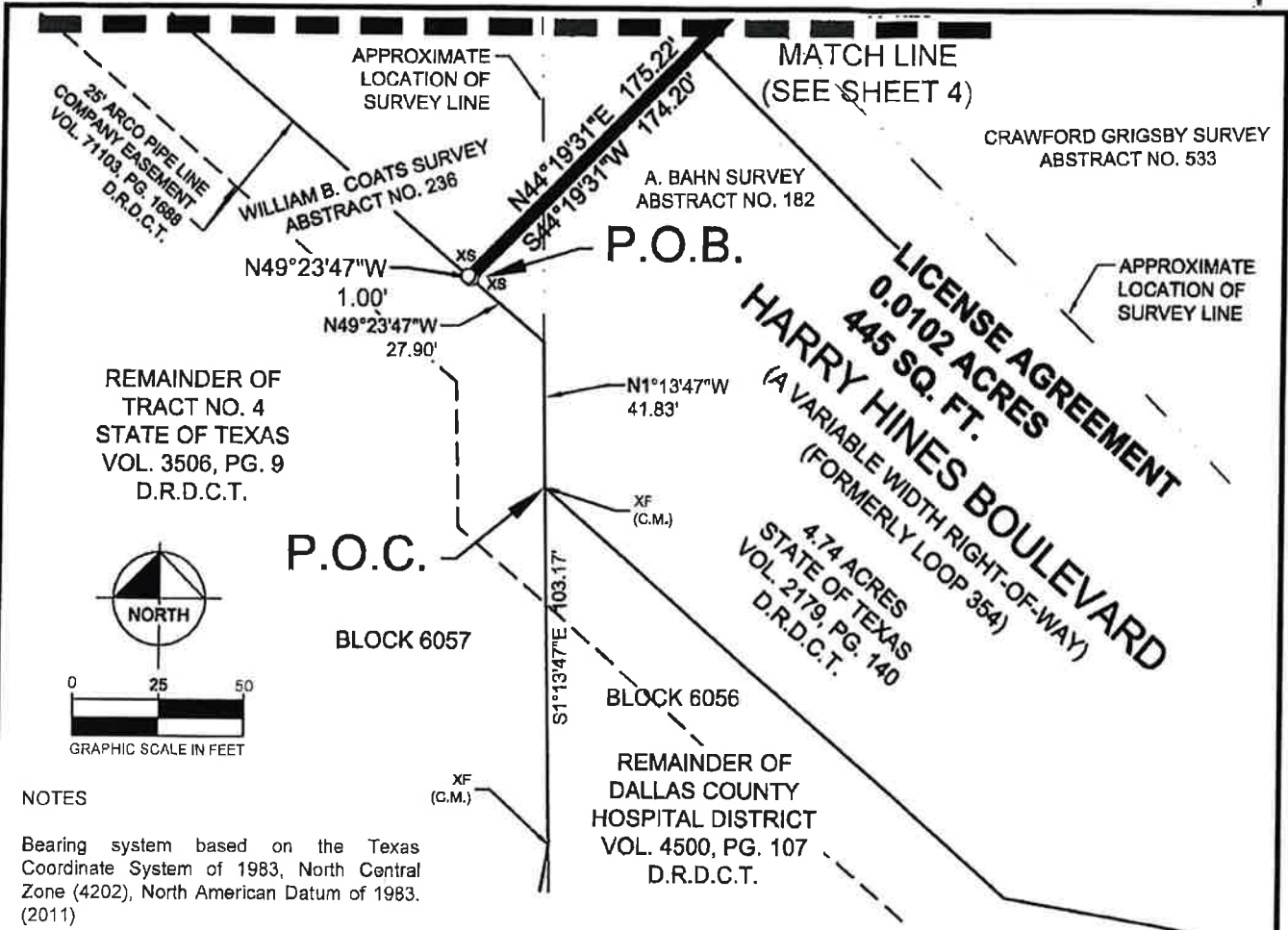
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NOTES

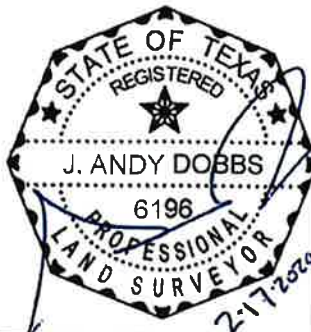
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. (2011)

All corners are 5/8" iron rod with plastic cap stamped "KHA" set unless otherwise noted hereon.

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET
- XF = "X" CUT IN CONCRETE FOUND
- XS = "X" CUT IN CONCRETE SET
- VOL. = VOLUME
- PG. = PAGE
- C.M. = CONTROLLING MONUMENT
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- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- SQ. FT. = SQUARE FEET

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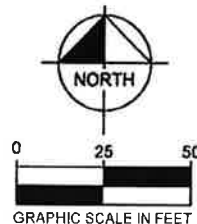
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1" = 50'	SRD	JAD	JULY 2019	064424710	3 OF 4

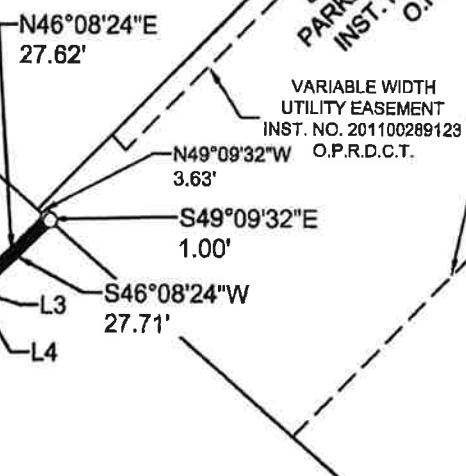
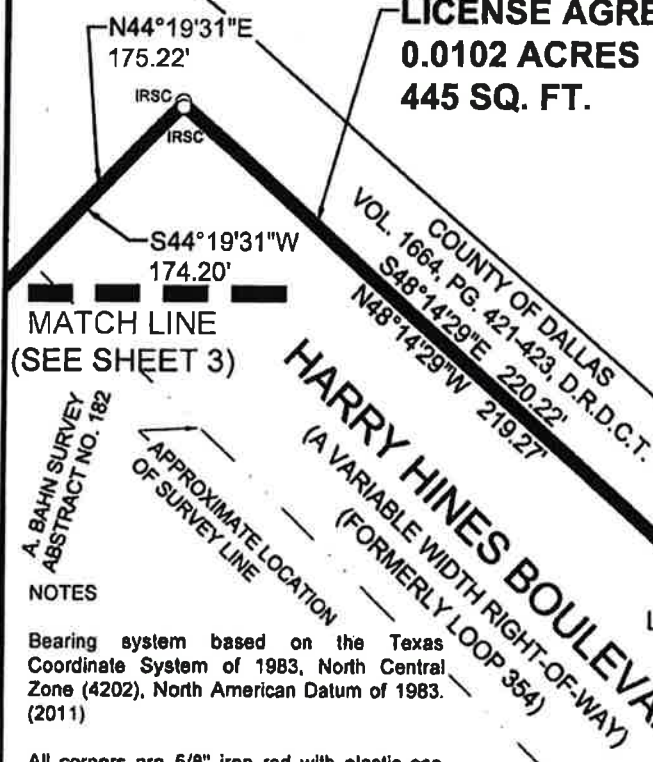
CRAWFORD GRIGSBY SURVEY
ABSTRACT NO. 533



LICENSE AGREEMENT
0.0102 ACRES
445 SQ. FT.

LOT 1A, BLOCK A/5752
SALVATION ARMY
SERVICE CENTER NO. 2
VOL. 93233, PG. 7101
D.R.D.C.T.

LOT 1B, BLOCK A/5748
PARKLAND HOSPITAL NO. 3
INST. NO. 201400310987
O.P.R.D.C.T.



NOTES

Bearing system based on the Texas
Coordinate System of 1983, North Central
Zone (4202), North American Datum of 1983.
(2011)

All corners are 5/8" iron rod with plastic cap
stamped "KHA" set unless otherwise noted
hereon.

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CAP STAMPED "KHA" SET
- XF = "X" CUT IN CONCRETE FOUND
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LINE TABLE

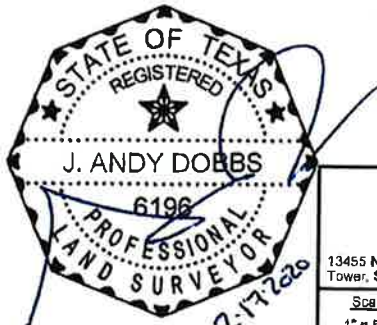
NO.	BEARING	LENGTH
L1	N41°45'31"E	1.90'
L2	S43°51'36"E	2.18'
L3	S43°51'36"E	2.07'
L4	S41°45'31"W	4.40'
L5	N43°51'36"W	5.25'
L6	N41°45'31"E	1.50'

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CITY OF DALLAS
DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SRD	JAD	JULY 2019	064424710	4 OF 4

BEING a 676 square feet (0.0155 acres) tract of land situated in the A. Bahn Survey, Abstract No. 182, adjacent to City of Dallas Blocks 6056 and 1/6056, City of Dallas, Dallas County, Texas and being part of Harry Hines Boulevard (a variable width right-of-way, formerly Loop 354, State of Texas, Volume 2179, Page 140, Deed Records of Dallas County, Deed Records of Dallas County, Texas) and part of Medical District Drive (a variable width street easement, Volume 398, Page 613, Deed Records of Dallas County, Texas and Instrument No. 20080218018, Official Public Records of Dallas County, Texas) and being more particularly described as follows:

BEGINNING at a "X" cut in concrete set in the northwest right-of-way line of Medical District Drive at the easternmost corner of Lot 1B, Block 1/6056 of Children's Medical Center Addition No. 3, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2003061, Page 127, Deed Records of Dallas County, Texas; from which a "X" cut in concrete found bears North 46°00'45" West, a distance of 26.14 feet;

THENCE with said northwest right-of-way line of Medical District Drive, North 44°10'21" East, a distance of 0.71 feet to an "X" cut in concrete set for corner;

THENCE departing said northwest line, over and across said Medical District Drive and said Harry Hines Boulevard, the following courses and distances:

South 79°56'08" East, a distance of 3.88 feet to a "X" cut in concrete set at the beginning of a tangent curve to the left having a central angle of 56°11'10", a radius of 1.00 feet, a chord bearing and distance of North 71°58'18" East, 0.94 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 0.98 feet to a "X" cut in concrete set for corner;

North 43°52'43" East, a distance of 216.12 feet to a "X" cut in concrete set at the beginning of a non-tangent curve to the left having a central angle of 80°49'29", a radius of 40.39 feet, a chord bearing and distance of North 6°20'53" West, 52.37 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 56.98 feet to a "X" cut in concrete set for corner;

North 47°51'45" West, a distance of 13.92 feet to a 5/8" iron rod with plastic cap stamped "EASEMENT KHA" set at the beginning of a non-tangent curve to the left having a central angle of 82°59'38", a radius of 1.00 feet, a chord bearing and distance of South 88°46'57" West, 1.33 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 1.45 feet to a 5/8" iron rod with plastic cap stamped "EASEMENT KHA" set for corner;

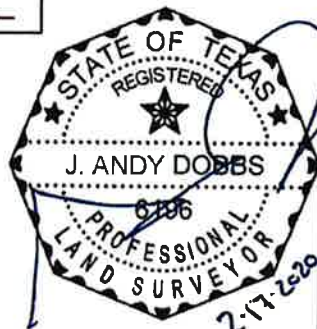
South 44°15'07" West, a distance of 26.01 feet to a 5/8" iron rod with plastic cap stamped "EASEMENT KHA" set for corner;

South 45°24'12" East, a distance of 2.50 feet to a 5/8" iron rod with plastic cap stamped "EASEMENT KHA" set for corner;

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LICENSE AGREEMENT
 PART OF HARRY HINES BOULEVARD
 AND MEDICAL DISTRICT DRIVE
 ADJACENT TO CITY OF DALLAS BLOCKS
 6056 AND 1/6056
 A. BAHN SURVEY, ABSTRACT NO. 182
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

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South 44°35'48" West, a distance of 4.00 feet to a 5/8" iron rod with plastic cap stamped "EASEMENT KHA" set for corner in the southwest right-of-way line of said Harry Hines Boulevard and in the northeast line of a tract of land described in deed to Dallas County Hospital District, recorded in Volume 4500, Page 107, Deed Records of Dallas County, Texas; from which a "X" cut in concrete found bears South 45°24'12" East, a distance of 94.23 feet;

THENCE with said southwest right-of-way line of Harry Hines Boulevard and said northeast line of the Dallas County Hospital District tract, North 45°24'12" West, a distance of 7.00 feet to a 5/8" iron rod with plastic cap stamped "EASEMENT KHA" set for corner; from which a 1/2" iron rod with plastic cap stamped "RLG INC" found bears North 45°24'12" West, a distance of 105.22 feet;

THENCE departing said southwest right-of-way line and said northeast line, over and across said Harry Hines Boulevard and Medical District Drive, the following courses and distances:

North 44°35'48" East, a distance of 4.00 feet to a 5/8" iron rod with plastic cap stamped "EASEMENT KHA" set for corner;

South 45°24'12" East, a distance of 2.50 feet to a 5/8" iron rod with plastic cap stamped "EASEMENT KHA" set for corner;

North 44°15'07" East, a distance of 26.03 feet to a 5/8" iron rod with plastic cap stamped "EASEMENT KHA" set at the beginning of a non-tangent curve to the right having a central angle of 85°03'42", a radius of 3.00 feet, a chord bearing and distance of North 88°32'02" East, 4.06 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 4.45 feet to a "X" cut in concrete set for corner;

South 47°51'45" East, a distance of 13.96 feet to a "X" cut in concrete set at the beginning of a non-tangent curve to the right having a central angle of 81°05'09", a radius of 42.39 feet, a chord bearing and distance of South 6°14'37" East, 55.11 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 59.99 feet to a "X" cut in concrete set for corner;

South 43°52'43" West, a distance of 216.29 feet to a "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of 56°11'10", a radius of 3.00 feet, a chord bearing and distance of South 71°58'18" West, 2.83 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 2.94 feet to a "X" cut in concrete set for corner;

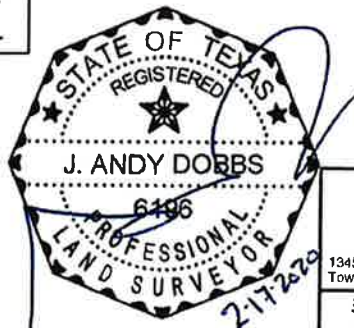
North 79°56'08" West, a distance of 5.23 feet to a "X" cut in concrete set for corner in said northwest right-of-way line of Medical District Drive and the southeast line of said Lot 1B, Block 1/6056;

THENCE with said northwest right-of-way line and said southeast line, North 44°10'21" East, a distance of 1.70 feet to the **POINT OF BEGINNING** and containing 676 square feet or 0.0155 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

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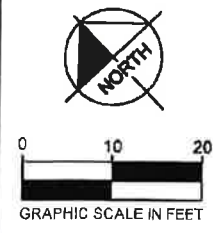
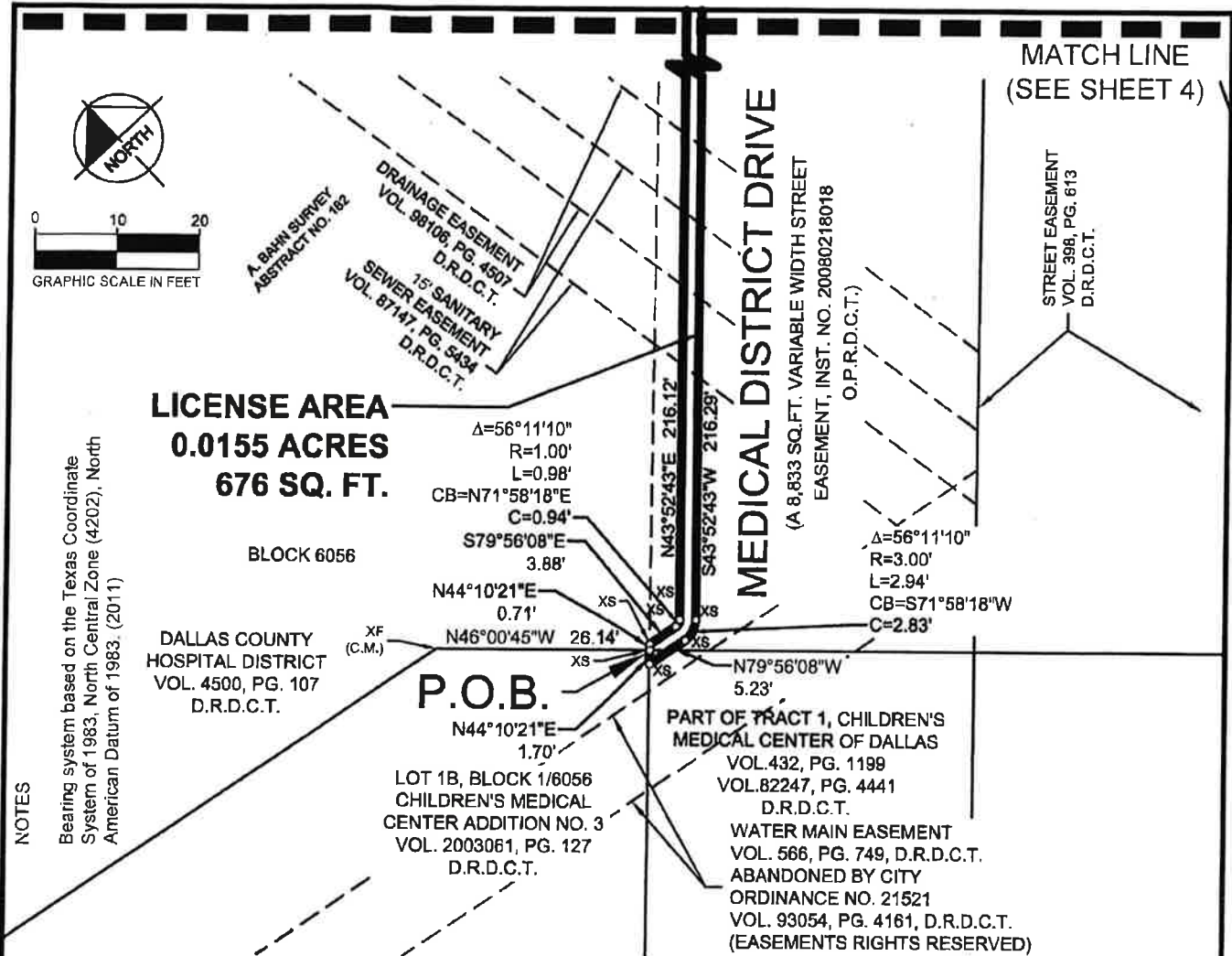


LICENSE AGREEMENT
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 6056 AND 1/6056
 A. BAHN SURVEY, ABSTRACT NO. 182
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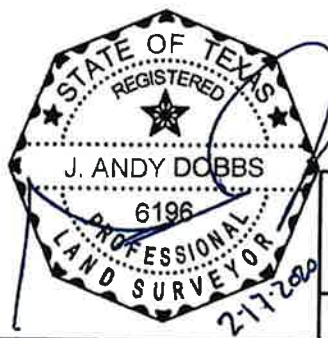


NOTES
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- XF = "X" CUT IN CONCRETE FOUND
- XS = "X" CUT IN CONCRETE SET
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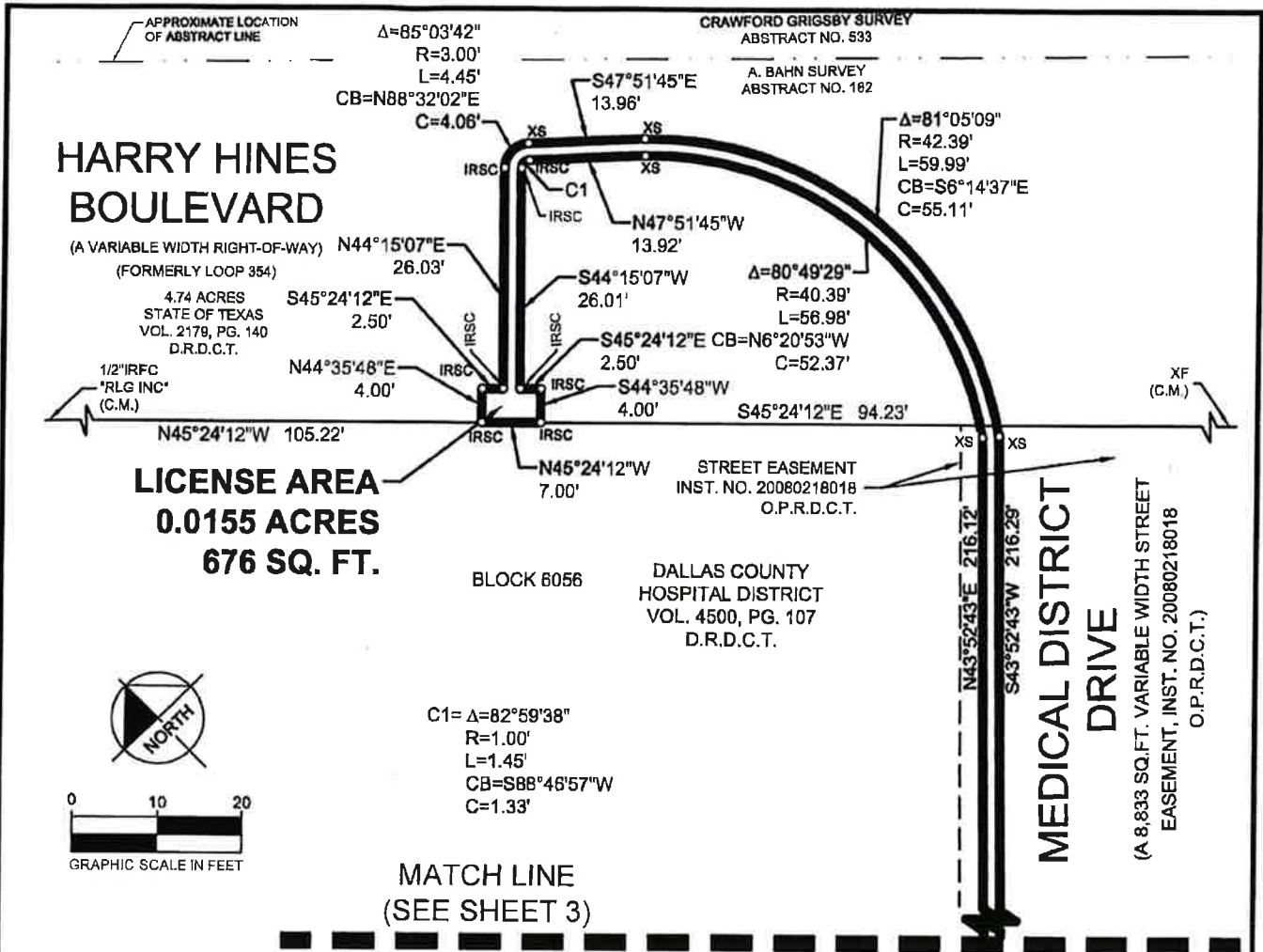
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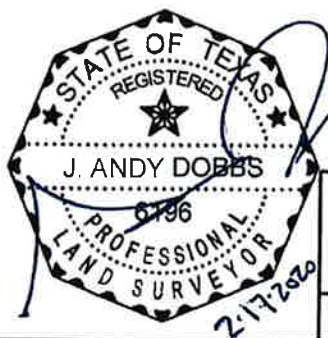
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1" = 20'	SRD	JAD	DEC. 2019	064424710	4 OF 4

BEING a 836 square feet (0.0192 acre) tract of land situated in the William B. Coats Survey, Abstract No. 236, City of Dallas Block 1/6056 & 6057, City of Dallas, Dallas County, Texas and being part of a tract of land described as "Tract 1" in Warranty Deed to Children's Medical Center of Dallas, recorded in Volume 432, Page 1199, Deed Records of Dallas County, Texas as corrected in Correction Deed recorded in Volume 82247, Page 4441, Deed Records of Dallas County, Texas; part of a tract of land described in Quitclaim Deed to Dallas County Hospital District, recorded in Volume 4500, Page 107, Deed Records of Dallas County, Texas; part of a tract of land described as "Tract No. 3" in Deed to the State of Texas, recorded in Volume 3506, Page 9, Deed Records of Dallas County, Texas; part of Lot 1B, Block 1/6056, Children's Medical Center Addition No. 3, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2003061, Page 127, Deed Records of Dallas County, Texas; and being part of Medical City Drive, a 39,239 square foot tract of land described in easement for street purposes to City of Dallas, recorded in Volume 67048, Page 1217, Deed Records of Dallas County, Texas; a 30,273 square foot tract of land described in easement for street purposes to City of Dallas, recorded in Volume 67048, Page 1225, Deed Records of Dallas County, Texas; and a 1.8694 acre tract of land described in easement for street purposes to City of Dallas, recorded in Volume 941, Page 593, Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a "X" cut in concrete found in the south line of said Medical Center Drive at the southwest corner of said 39,239 square foot tract, the southeast corner of said 30,273 square foot tract and at an el corner of said Lot 1B, Block 1/6056;

THENCE with the south line of said 39,239 square foot tract, South 66°36'28" East, a distance of 78.49 feet to a "X" cut in concrete set for the **POINT OF BEGINNING**;

THENCE departing said south line, over and across said 39,239 square foot, 30,273 square foot and 1.8694 acre tracts, the following courses and distances to wit:

- North 23°26'23" East, a distance of 2.00 feet to a "X" cut in concrete set for corner;
- North 66°36'38" West, a distance of 758.28 feet to a "X" cut in concrete set for corner;
- North 23°23'22" East, a distance of 37.91 feet to a "X" cut in concrete set for corner in the north line of said 1.8694 acre tract;

THENCE with said north line of the 1.8694 acre tract, South 66°28'43" East, a distance of 1.00 feet to a "X" cut in concrete found for corner, from which a "X" cut in concrete found at the northeast corner of said 1.8694 acre tract bears South 66°28'43" East, a distance of 66.28 feet;

(For SPRG use only)

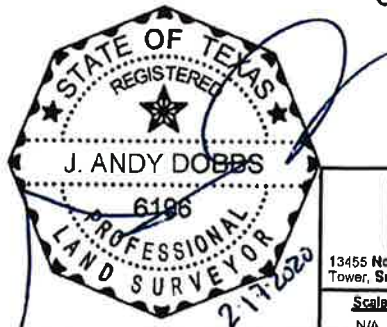
Reviewed By: G.S.

Date: 2-25-20

SPRG NO: 5194

LICENSE AGREEMENT
PART OF MEDICAL CENTER DRIVE
CITY OF DALLAS BLOCK 1/6056 & 6057
WILLIAM B. COATS SURVEY
ABSTRACT NO. 236
CITY OF DALLAS
DALLAS COUNTY, TEXAS

J. ANDY DOBBS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6196
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER
 SUITE 700
 DALLAS, TEXAS 75240
 PH. (972) 770-1300
 ANDY.DOBBS@KIMLEY-HORN.COM



Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	JAD	JULY 2019	064424710	1 OF 4

THENCE departing said north line, over and across said 39,239 square foot, 30,273 square foot and 1.8694 acre tracts, the following courses and distances to wit:

- South 23°23'22" West, a distance of 36.91 feet to a "X" cut in concrete set for corner;
- South 66°36'38" East, a distance of 757.28 feet to a "X" cut in concrete set for corner;
- North 23°26'23" East, a distance of 2.00 feet to a "X" cut in concrete set for corner;
- South 66°36'38" East, a distance of 8.24 feet to a "X" cut in concrete set for corner;
- South 23°26'23" West, a distance of 5.00 feet to a "X" cut in concrete set for corner in the south line of said 39,239 square foot tract;

THENCE with said south line of the 39,239 square foot tract, North 66°36'38" West, a distance of 8.24 feet to the **POINT OF BEGINNING** and containing 836 square feet or 0.0192 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. (2011)

(For SPRG use only)

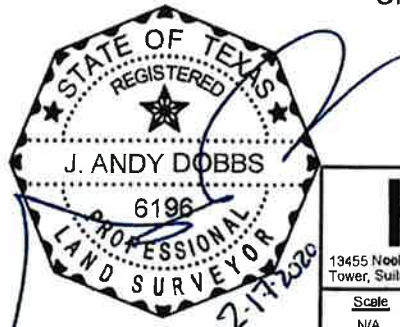
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 WILLIAM B. COATS SURVEY
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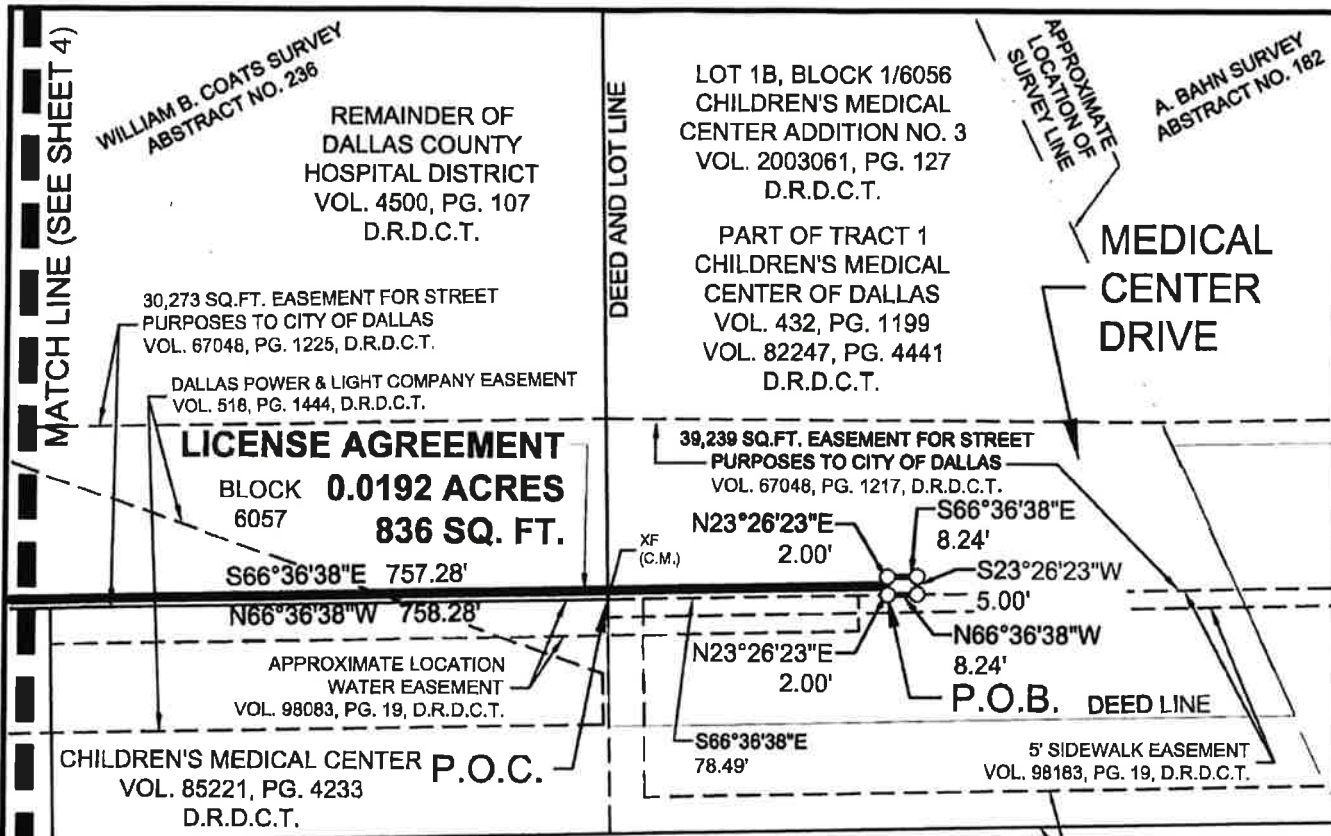
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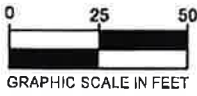
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	JAD	JULY 2019	064424710	2 OF 4



LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- XF = "X" CUT IN CONCRETE FOUND
- XS = "X" CUT IN CONCRETE SET
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- INST. NO. = INSTRUMENT NUMBER
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- SQ. FT. = SQUARE FEET
- C.M. = CONTROLLING MONUMENT



NOTES

All corners of License Agreement are "X" cut in concrete unless otherwise noted hereon.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. (2011)

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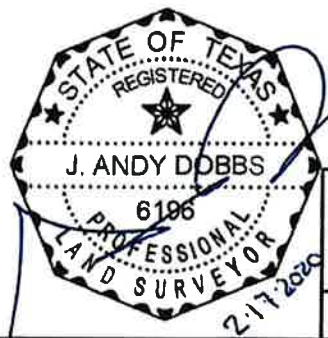
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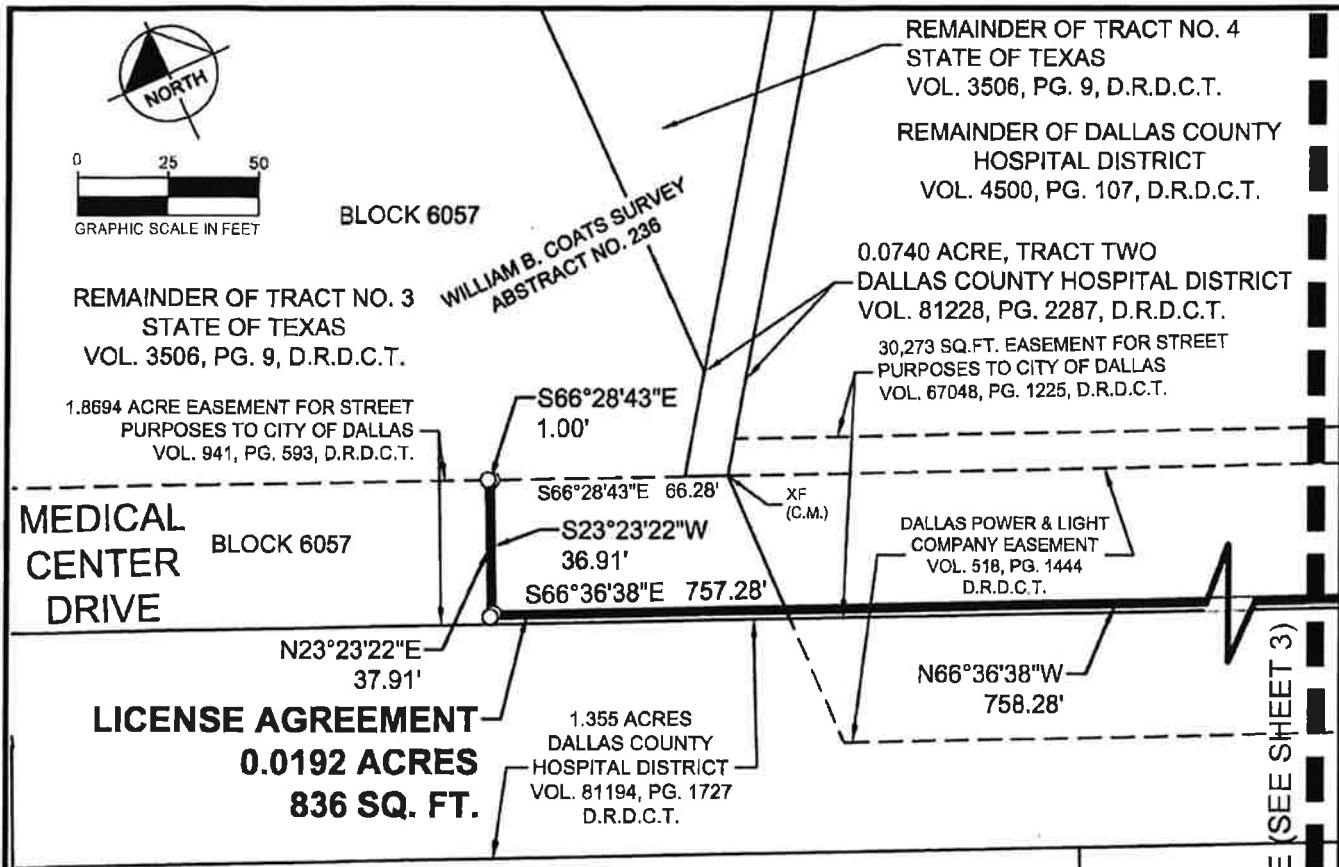
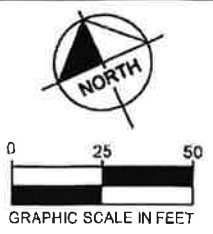
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Scale 1" = 50'	Drawn by SRD	Checked by JAD	Date JULY 2019	Project No. 064424710	Sheet No. 3 OF 4
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MATCH LINE (SEE SHEET 3)

DALLAS AREA RAPID TRANSIT & FORT WORTH
TRANSPORTATION AUTHORITY
VOL. 99251, PG. 3713, D.R.D.C.T.

LOT 1, BLOCK A/6055
MEDICAL MARKET CENTER
VOL. 96202, PG. 3616,
D.R.D.C.T.

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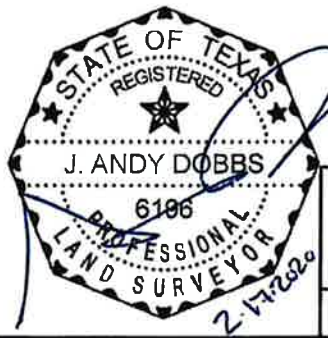
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1" = 50'	SRD	JAD	JULY 2019	064424710	4 OF 4