

LICENSE AGREEMENT

Marilla Street
Adjacent to Block 15/144 Revised Map of Railroad Addition
John Grigsby Survey, Addition No. 495 City of Dallas, Dallas County, Texas

BEING a 0.031 acre (1,352 square foot) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, same being a portion of Marilla Street (a variable width right-of-way) adjacent to Block 15/144 Revised Map of Railroad Addition, an addition to the City of Dallas as recorded in Volume 4, Page 350 Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "x" cut in concrete found for northwest corner of a tract of land conveyed to TAYLOR STREET 2111, LP by deed recorded in Instrument No. 201200383129 Official Public Records, Dallas County, Texas, said "x" also being at the intersection of the northeasterly line of Pearl Expressway (an 80 foot public right-of-way) (Closed & Vacated by Ordinance #23182 recorded in Volume 97127, Page 1664 Deed Records, Dallas County, Texas reopened by Ordinance #29040) and the southerly line of said Marilla Street;

THENCE North 36°00'00" West, departing said southerly line of Marilla Street and along the projected northeasterly line of said Pearl Expressway, traveling over and across said Marilla Street for a distance of 4.81 feet to a corner;

THENCE North 74°44'48" East for a distance of 161.58 feet to a corner and the beginning of a curve to the right with a radius of 1075.50 feet and a chord which bears North 78°28'59" East for 139.95 feet;

THENCE along said curve to the right through a central angle of 07°27'38" and an arc length of 140.04 feet to a corner;

THENCE South 07°47'12" East for a distance of 4.50 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for corner, said rod being a corner in the northerly line of aforementioned TAYLOR STREET 2111, LP tract and the aforementioned southerly line of Marilla Street, said rod also being the beginning of a curve to the left with a radius of 1071.00 feet and a chord which bears South 78°28'59" West for 139.36 feet;

THENCE along said curve to the left and along the common line between said northerly line of TAYLOR STREET 2111, LP tract and said southerly line of Marilla Street through a central angle of 07°27'38" and an arc length of 139.46 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for corner;

THENCE South 74°44'48" West, continuing along said common line for a distance of 159.88 feet to the POINT OF BEGINNING and containing 0.031 acres, or 1,352 square feet of land, more or less.

NOTES:

- cm = controlling monument
- cirf = 1/2" iron rod with orange plastic cap stamped "P&C 100871" found for corner
- "x" fnd = "x" cut in concrete found for corner
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- M.R.D.C.T. = Map Records, Dallas County, Texas
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas



Basis of Bearings is the northeast line (North 36°00'00" West) of Pearl Street, as shown on plat of the Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 4, Page 350 Map Records, Dallas County, Texas.

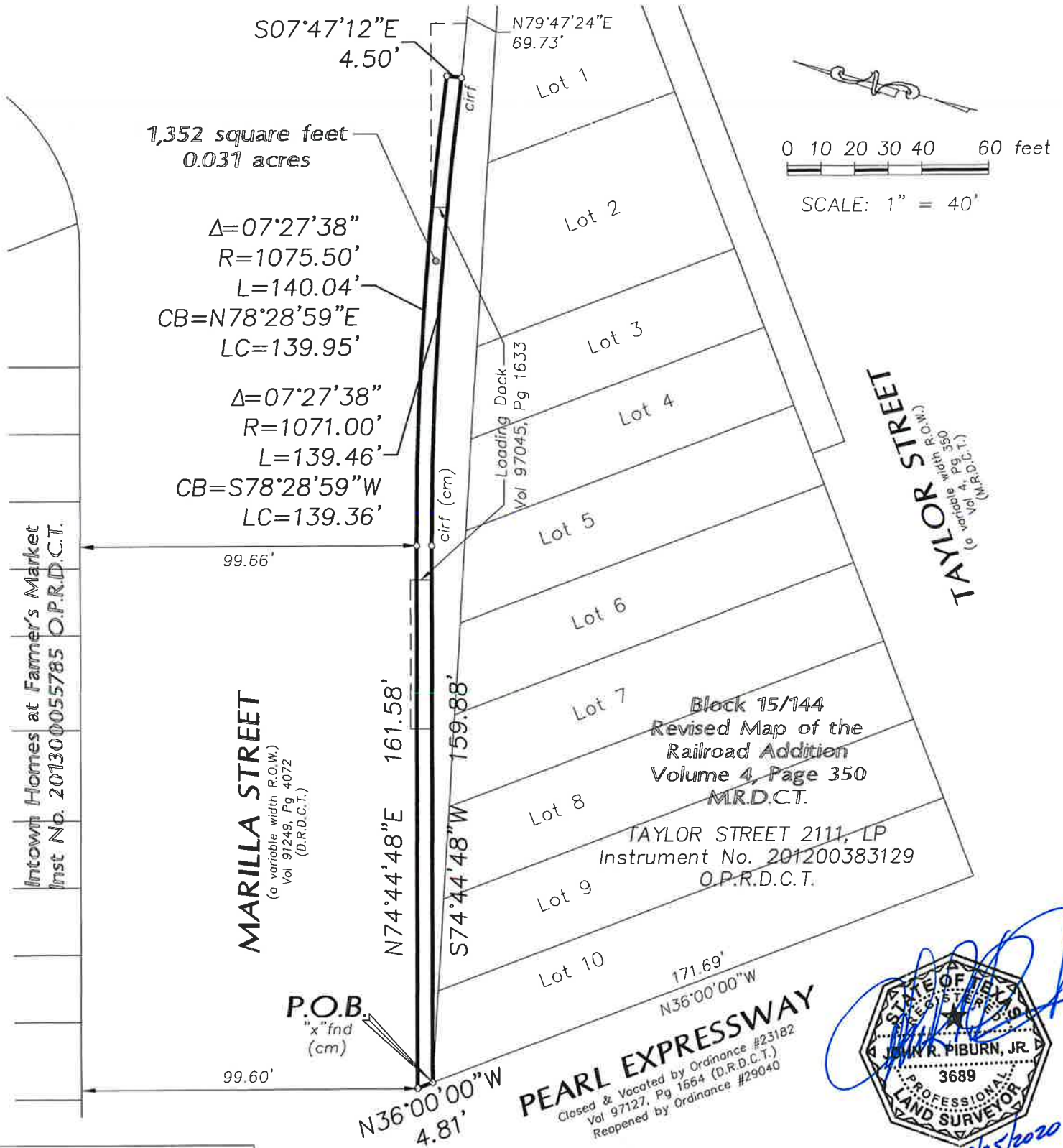
<small>(For SPRG use only)</small>	
Reviewed By:	<i>JR</i>
Date:	06-11-2020
SPRG NO.:	5308



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Adjacent to Block 15/144 Revised Map of Railroad Addition
John Grigsby Survey, Addition No. 495 City of Dallas, Dallas County, Texas



(For SPRG use only)

Reviewed By: JS
Date: 06.11.2020
SPRG NO.: 5208

For notes,
see sheet 1 of 2.



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