

SUBSURFACE LICENSE AGREEMENT

Part of Elm Street adjacent to City of Dallas Block 60
Between the elevations of 426.10 feet and 430.40 feet mean sea level or
Between 1.17 feet and 5.47 feet below the crown of the road
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

PROPERTY DESCRIPTION

BEING a 0.018 acre (797 square foot) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, same being adjacent to City Block 60 and being a part of Elm Street (an 80 foot public right-of-way) (Smith, Murphy and Martin's Addition Book 143, Pg 403 Map Records, Dallas County, Texas), City of Dallas, same being adjacent to the land conveyed to Drever 1401 Elm, LLC by Special Warranty Deed recorded in Instrument No. 201600116507 Official Public Records, Dallas County, Texas and being between the elevations of 426.10 and 430.40 feet mean sea level or between 1.17 feet and 5.47 feet below the crown of the road and being more particularly described as follows:

COMMENCING at an "x" cut in concrete found for northwest corner of City Block 120/75, City of Dallas, Dallas County, Texas, said "x" being in the east line of Akard Street, formerly Sycamore Street (a 50 foot public right-of-way) (Smith, Murphy and Martin's Addition Book 143, Pg 403 Map Records, Dallas County, Texas);

THENCE South 76°00'00" West, over and across said Akard Street for a distance of 50.00 feet to the northeast corner of aforementioned City Block 60, said corner also being in the westerly line of said Akard Street;

THENCE South 14°00'00" East, along said westerly line of Akard Street for a distance of 200.04 feet to the southeast corner of said City Block 60, said corner also being in the northerly line of aforementioned Elm Street;

THENCE South 76°00'00" West, along said northerly line of Elm Street for a distance of 3.38 feet to the POINT OF BEGINNING;

THENCE South 27°56'57" West, departing said northerly line of Elm Street and traveling over and across said Elm Street for a distance of 19.15 feet to a corner;

THENCE South 75°42'13" West for a distance of 36.69 feet to a corner;

THENCE South 76°05'10" West for a distance of 118.04 feet to a corner;

THENCE South 76°03'05" West for a distance of 222.71 feet to a corner;

THENCE North 62°14'56" West for a distance of 14.95 feet to a corner;

THENCE North 13°50'30" West for a distance of 1.34 feet to a corner;

THENCE South 62°14'56" East for a distance of 15.45 feet to a corner;

THENCE North 76°03'05" East for a distance of 222.33 feet to a corner;

THENCE North 76°05'10" East for a distance of 9.88 feet to a corner;

THENCE North 14°06'04" West for a distance of 7.07 feet to a corner;

THENCE North 75°53'56" East for a distance of 38.15 feet to a corner;

THENCE North 84°38'41" East for a distance of 5.23 feet to a corner;



(For SPRG use only)
Reviewed By: G.S.
Date: 7-22-20
SPRG NO.: 5232



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City of Dallas, Dallas County, Texas

THENCE North 76°04'01" East for a distance of 95.71 feet to a corner;

THENCE North 31°01'44" East for a distance of 9.94 feet to a corner in the aforementioned
northerly line of Elm Street, said corner being North 76°00'00" East and a distance of 389.79 feet
from a brass monument found for southwest corner of said City Block 60;

THENCE North 76°00'00" East, along said northerly line of Elm Street for a distance of 1.41 feet to
a corner;

THENCE South 31°01'44" West, departing said northerly line of Elm Street and traveling over and
across said Elm Street for a distance of 11.36 feet to a corner;

THENCE South 76°04'01" West for a distance of 96.20 feet to a corner;

THENCE South 84°38'41" West for a distance of 4.80 feet to a corner;

THENCE South 13°03'56" East for a distance of 6.14 feet to a corner;

THENCE North 76°05'10" East for a distance of 69.77 feet to a corner;

THENCE North 75°42'13" East for a distance of 36.25 feet to a corner;

THENCE North 27°56'57" East for a distance of 17.81 feet to a corner in the aforementioned
northerly line of Elm Street;

THENCE North 76°00'00" East, along said northerly line of Elm Street for a distance of 1.34 feet
to the POINT OF BEGINNING and containing 0.018 acres, or 797 square feet of land, more or less.

LEGEND:

- cm = controlling monument
brass mon = brass monument 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
P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
"x" fnd = "x" cut in concrete found for corner

License corners are below grade and unmonumentable.

Bearings are based on the north line of Elm Street (South
76°00'00" West) as described in deed to Drever 1401 Elm, LLC,
recorded as Instrument No. 201600116507 O.P.R.D.C.T.

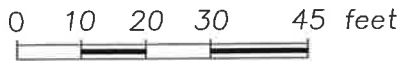


Form with fields: Reviewed By: G.S., Date: 7-22-20, SPRG NO.: 5232



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 Between 1.17 feet and 5.47 feet below the crown of the road
 John Grigsby Survey, Abstract No. 495
 City of Dallas, Dallas County, Texas



SCALE: 1" = 30'



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Bearings are based on the north line of Elm Street (South 76°00'00" West) as described in deed to Drever 1401 Elm, LLC, recorded as Instrument No. 201600116507 O.P.R.D.C.T.

JOHN GRIGSBY SURVEY
 ABSTRACT NO. 495

BLOCK 60

DREVER 1401 ELM, LLC
 ELM PLACE, 1401 ELM STREET
 Inst No. 201600116507 O.P.R.D.C.T.

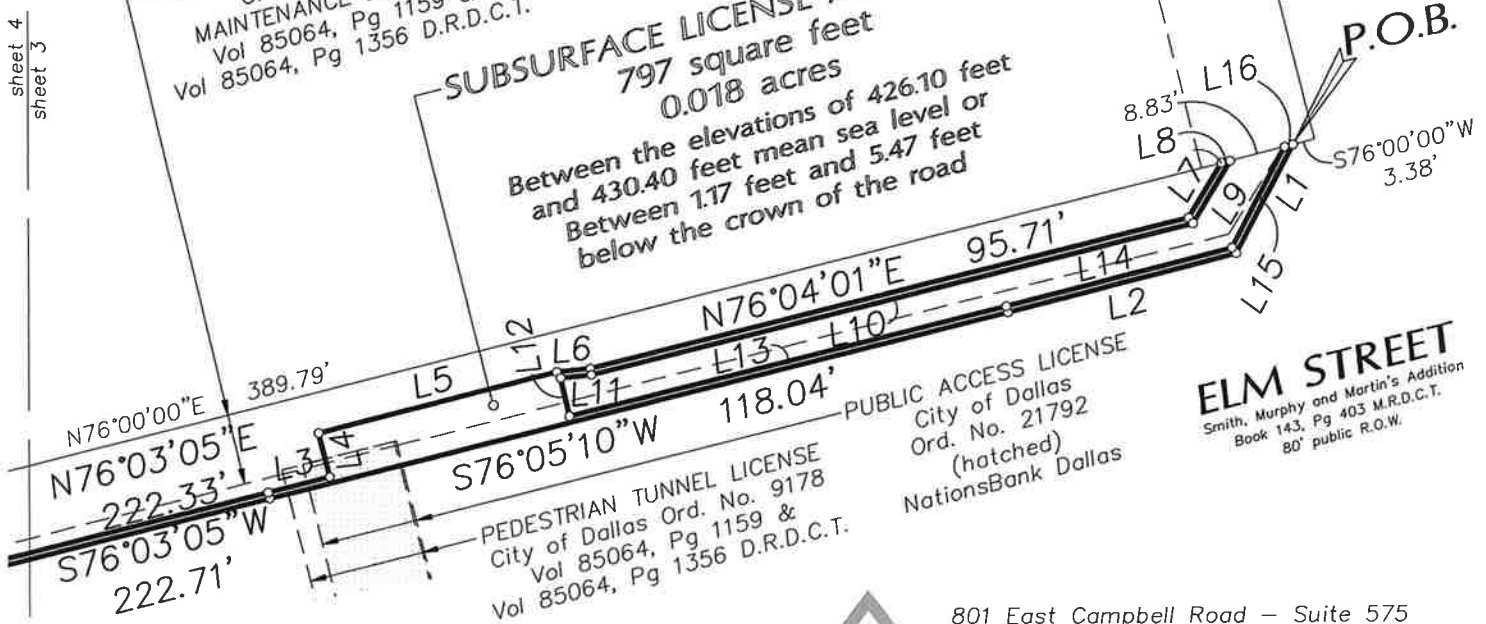
SIDEWALK ESMT
 Vol 5922, Pg 613
 M.R.D.C.T.

AKARD STREET
 FORMERLY SYCAMORE STREET
 Smith, Murphy and Martin's Addition
 Book 143, Pg 403 M.R.D.C.T.
 50' public R.O.W.

SUBSURFACE CONSTRUCTION,
 OPERATION AND
 MAINTENANCE EASEMENT
 Vol 85064, Pg 1159 &
 Vol 85064, Pg 1356 D.R.D.C.T.

SUBSURFACE LICENSE AGREEMENT
 797 square feet
 0.018 acres
 Between the elevations of 426.10 feet
 and 430.40 feet mean sea level or
 Between 1.17 feet and 5.47 feet
 below the crown of the road

sheet 4
 sheet 3



PUBLIC ACCESS LICENSE
 City of Dallas
 Ord. No. 21792
 (hatched)
 NationsBank Dallas

PEDESTRIAN TUNNEL LICENSE
 City of Dallas Ord. No. 9178
 Vol 85064, Pg 1159 &
 Vol 85064, Pg 1356 D.R.D.C.T.

ELM STREET
 Smith, Murphy and Martin's Addition
 Book 143, Pg 403 M.R.D.C.T.
 80' public R.O.W.

Revised July 16, 2020
 February 10, 2020
 Project No. 17059

(For SPRG use only)

Reviewed By: G.S.
 Date: 7-22-20
 SPRG NO.: 5232



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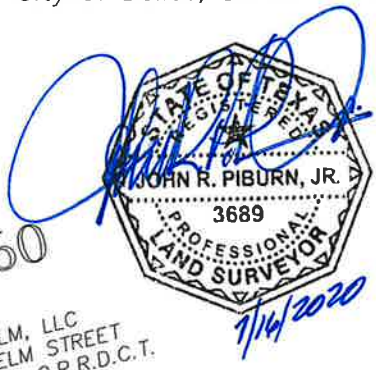
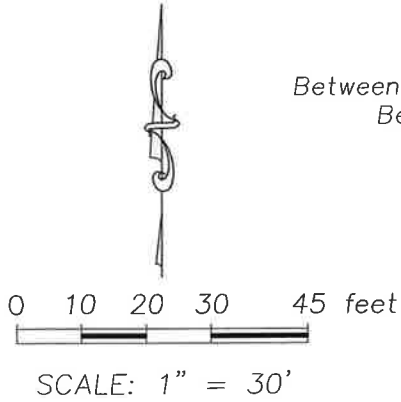
SUBSURFACE LICENSE AGREEMENT

EXHIBIT A TRACT 1

Part of Elm Street adjacent to City of Dallas Block 60
 Between the elevations of 426.10 feet and 430.40 feet mean sea level or
 Between 1.17 feet and 5.47 feet below the crown of the road
 John Grigsby Survey, Abstract No. 495
 City of Dallas, Dallas County, Texas

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 27°56'57" W	19.15'
L2	S 75°42'13" W	36.69'
L3	N 76°05'10" E	9.88'
L4	N 14°06'04" W	7.07'
L5	N 75°53'56" E	38.15'
L6	N 84°38'41" E	5.23'
L7	N 31°01'44" E	9.94'
L8	N 76°00'00" E	1.41'
L9	S 31°01'44" W	11.36'
L10	S 76°04'01" W	96.20'
L11	S 84°38'41" W	4.80'
L12	S 13°03'56" E	6.14'
L13	N 76°05'10" E	69.77'
L14	N 75°42'13" E	36.25'
L15	N 27°56'57" E	17.81'
L16	N 76°00'00" E	1.34'



BLOCK 60

DREVER 1401 ELM, LLC
 ELM PLACE, 1401 ELM STREET
 Inst No. 201600116507 O.P.R.D.C.T.

SUBSURFACE EASEMENT, CALLED 5.0'x62.5'
 UNDERGROUND ESMT FROM
 SURFACE TO 30' MAX DEPTH
 Vol 78006, Pg 1294 D.R.D.C.T.

SUBSURFACE CONSTRUCTION,
 OPERATION AND
 MAINTENANCE EASEMENT
 Vol 85064, Pg 1159 &
 Vol 85064, Pg 1356
 D.R.D.C.T.

SUBSURFACE CONSTRUCTION,
 OPERATION AND
 MAINTENANCE EASEMENT
 Vol 85064, Pg 1159 &
 Vol 85064, Pg 1356 D.R.D.C.T.

D.P. & L. ESMT
 Vol 66, Pg 1212 D.R.D.C.T. []
 (approx. location)

SUBSURFACE LICENSE AGREEMENT
 797 square feet
 0.018 acres
 Between the elevations of 426.10 feet
 and 430.40 feet mean sea level or
 Between 1.17 feet and 5.47 feet
 below the crown of the road

ELM STREET
 Smith, Murphy and Martin's Addition
 Book 143, Pg 403 M.R.D.C.T.
 80' public R.O.W.

FIELD STREET
 Ordinance No. 3836
 Ordinance No. 1295 D.R.D.C.T.
 Vol 74065, Pg 1295 public R.O.W.
 87.5'

N13°50'30"W
 1.34'
 S62°14'56"E
 15.45'
 N62°14'56"W
 14.95'

N76°00'00"E 389.79'
 N76°03'05"E 222.33'
 S76°03'05"W 222.71'

LEGEND:

- cm = controlling monument
- brass mon = brass monument found for corner
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- M.R.D.C.T. = Map Records, Dallas County, Texas
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencing
- "x" fnd = "x" cut in concrete found for corner

License corners are below grade and unmonumentable.

Bearings are based on the north line of Elm Street (South 76°00'00" West) as described in deed to Drever 1401 Elm, LLC, recorded as Instrument No. 201600116507 O.P.R.D.C.T.

(For SPRG use only)

Reviewed By: G.S.
 Date: 7-22-20
 SPRG NO.: 5232



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sheet 4
 sheet 3

SUBSURFACE LICENSE AGREEMENT

Part of Akard Street adjacent to City of Dallas Block 60
Between the elevations of 429.40 feet and 436.73 feet mean sea level or
Between 1.89 feet and 9.22 feet below the crown of the road
John Grigsby Survey, Abstract No. 495 City of Dallas, Dallas County, Texas

PROPERTY DESCRIPTION

BEING a 0.004 acre (175 square foot) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, same being adjacent to City Block 60 and being a part of Akard Street, formerly Sycamore Street (a 50 foot public right-of-way) (Smith, Murphy and Martin's Addition Book 143, Pg 403 Map Records, Dallas County, Texas), City of Dallas, same being adjacent to the land conveyed to Drever 1401 Elm, LLC by Special Warranty Deed recorded in Instrument No. 201600116507 Official Public Records, Dallas County, Texas and being between the elevations of 429.40 and 436.73 feet mean sea level or between 1.89 feet and 9.22 feet below the crown of the road and being more particularly described as follows:

COMMENCING at an "x" cut in concrete found for northwest corner of City Block 120/75, City of Dallas, Dallas County, Texas, said "x" being at the intersection of the easterly line of said Akard Street and the southerly line of Pacific Avenue, formerly Burleson Street (an 80 foot public right-of-way) (Smith, Murphy and Martin's Addition Book 143, Pg 403 Map Records, Dallas County, Texas);

THENCE South 76°00'00" West, over and across said Akard Street for a distance of 50.00 feet to the northeast corner of aforementioned City Block 60, said corner also being at the intersection of the westerly line of said Akard Street and said southerly line of Pacific Avenue, said corner being North 76°00'00" East a distance of 404.21 feet from a pk nail found for northwest corner of said City Block 60, said nail being at the intersection of said southerly line of Pacific Avenue and the easterly line of Field Street (an 87.5 foot public right-of-way) (Ordinance No. 3836 and Volume 74065, Page 1295 Deed Records, Dallas County, Texas);

THENCE South 14°00'00" East, along said westerly line of Akard Street for a distance of 31.71 feet to the POINT OF BEGINNING;

THENCE North 76°00'00" East, departing said westerly line of Akard Street and traveling over and across said Akard Street for a distance of 1.13 feet to a corner;

THENCE South 13°57'28" East for a distance of 164.57 feet to a corner;

THENCE South 76°02'32" West for a distance of 1.00 feet to a corner in the aforementioned westerly line of Akard Street;

THENCE North 14°00'00" West, along said westerly line of Akard Street for a distance of 164.57 feet to the POINT OF BEGINNING and containing 0.004 acres, or 175 square feet of land, more or less.

LEGEND:

- cm = controlling monument
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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
P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
"x" fnd = "x" cut in concrete found for corner

License corners are below grade and unmonumentable.

Bearings are based on the west line of Akard Street (South 14°00'00" East) as described in deed to Drever 1401 Elm, LLC, recorded as Instrument No. 201600116507 Official Public Records, Dallas County, Texas.



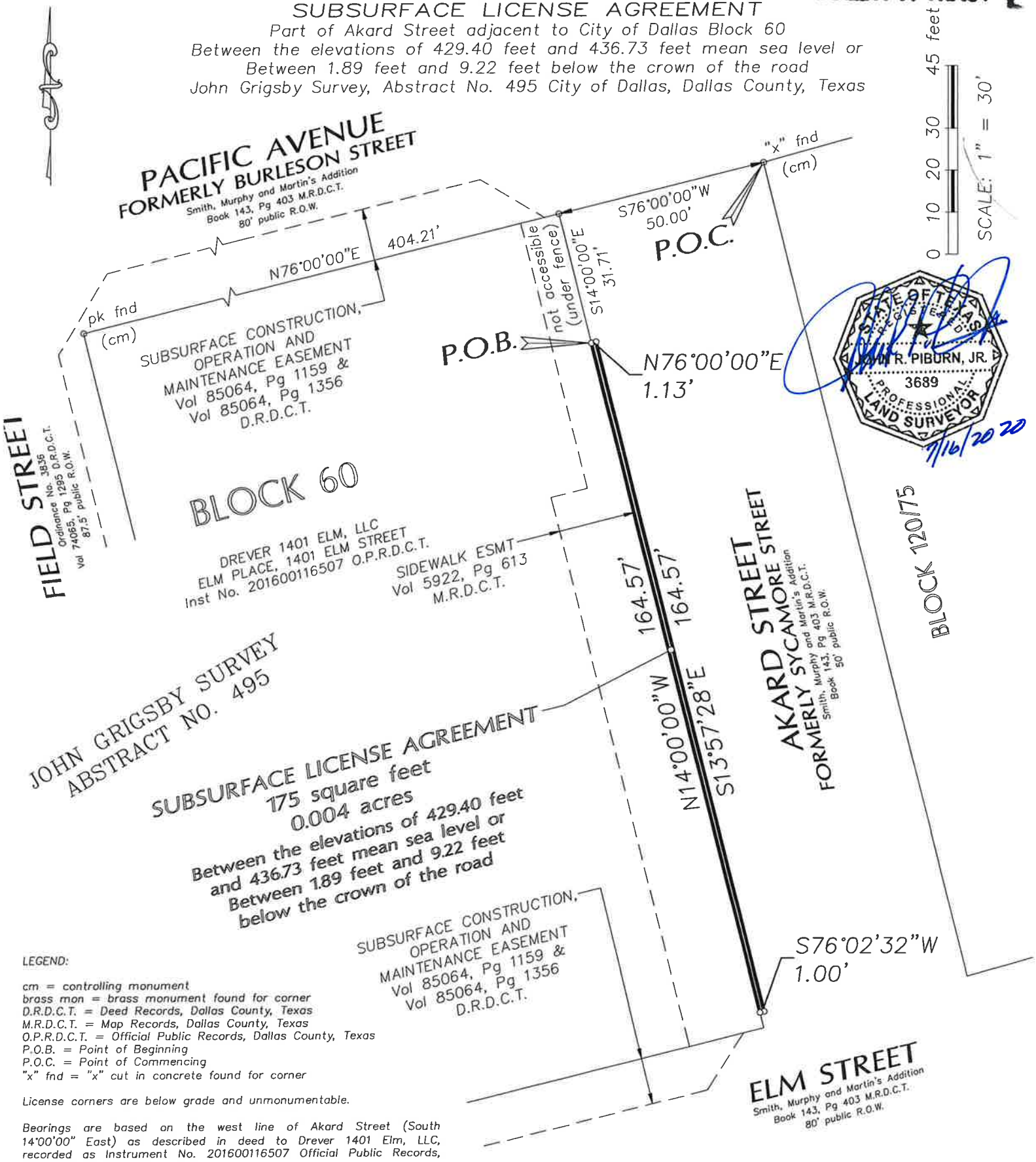
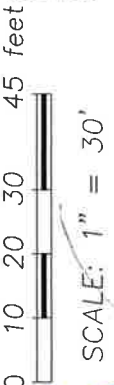
Reviewed By: G.S.
Date: 7-22-20
SPRG NO.: 5233



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SUBSURFACE LICENSE AGREEMENT

Part of Akard Street adjacent to City of Dallas Block 60
 Between the elevations of 429.40 feet and 436.73 feet mean sea level or
 Between 1.89 feet and 9.22 feet below the crown of the road
 John Grigsby Survey, Abstract No. 495 City of Dallas, Dallas County, Texas



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SUBSURFACE LICENSE AGREEMENT

Part of Field Street adjacent to City of Dallas Block 60
Between the elevations of 426.10 feet and 430.78 feet mean sea level or
Between 1.07 feet and 5.75 feet below the crown of the road
John Grigsby Survey, Abstract No. 495 City of Dallas, Dallas County, Texas

PROPERTY DESCRIPTION

BEING a 0.003 acre (121 square foot) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, same being adjacent to City Block 60 and being a part of Field Street (an 87.5 foot public right-of-way) (Ordinance No. 3836 and Volume 74065, Page 1295 Deed Records, Dallas County, Texas), City of Dallas, same being adjacent to the land conveyed to Drever 1401 Elm, LLC by Special Warranty Deed recorded in Instrument No. 201600116507 Official Public Records, Dallas County, Texas and being between the elevations of 426.10 and 430.78 feet mean sea level or between 1.07 feet and 5.75 feet below the crown of the road and being more particularly described as follows:

COMMENCING at a brass monument found for southwest corner of said City Block 60, said monument being South 13°50'30" East a distance of 200.04 feet from a pk nail found for northwest corner of said City Block 60;

THENCE South 13°50'30" East for a distance of 2.77 feet to the POINT OF BEGINNING in the projected easterly line of said Field Street;

THENCE South 13°50'30" East for a distance of 1.34 feet to a corner;

THENCE North 62°14'56" West for a distance of 11.00 feet to a corner;

THENCE North 13°55'59" West for a distance of 110.49 feet to a corner;

THENCE North 76°04'01" East for a distance of 1.00 feet to a corner;

THENCE South 13°55'59" East for a distance of 110.04 feet to a corner;

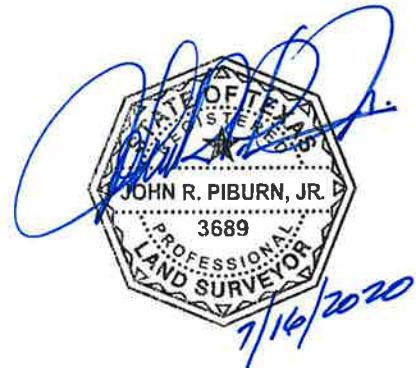
THENCE South 62°14'56" East for a distance of 9.66 feet to the POINT OF BEGINNING and containing 0.003 acres, or 121 square feet of land, more or less.

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License corners are below grade and unmonumentable.

Bearings are based on the east line of Field Street (North 13°50'30" West) as described in deed to Drever 1401 Elm, LLC, recorded as Instrument No. 201600116507 Official Public Records, Dallas County, Texas.



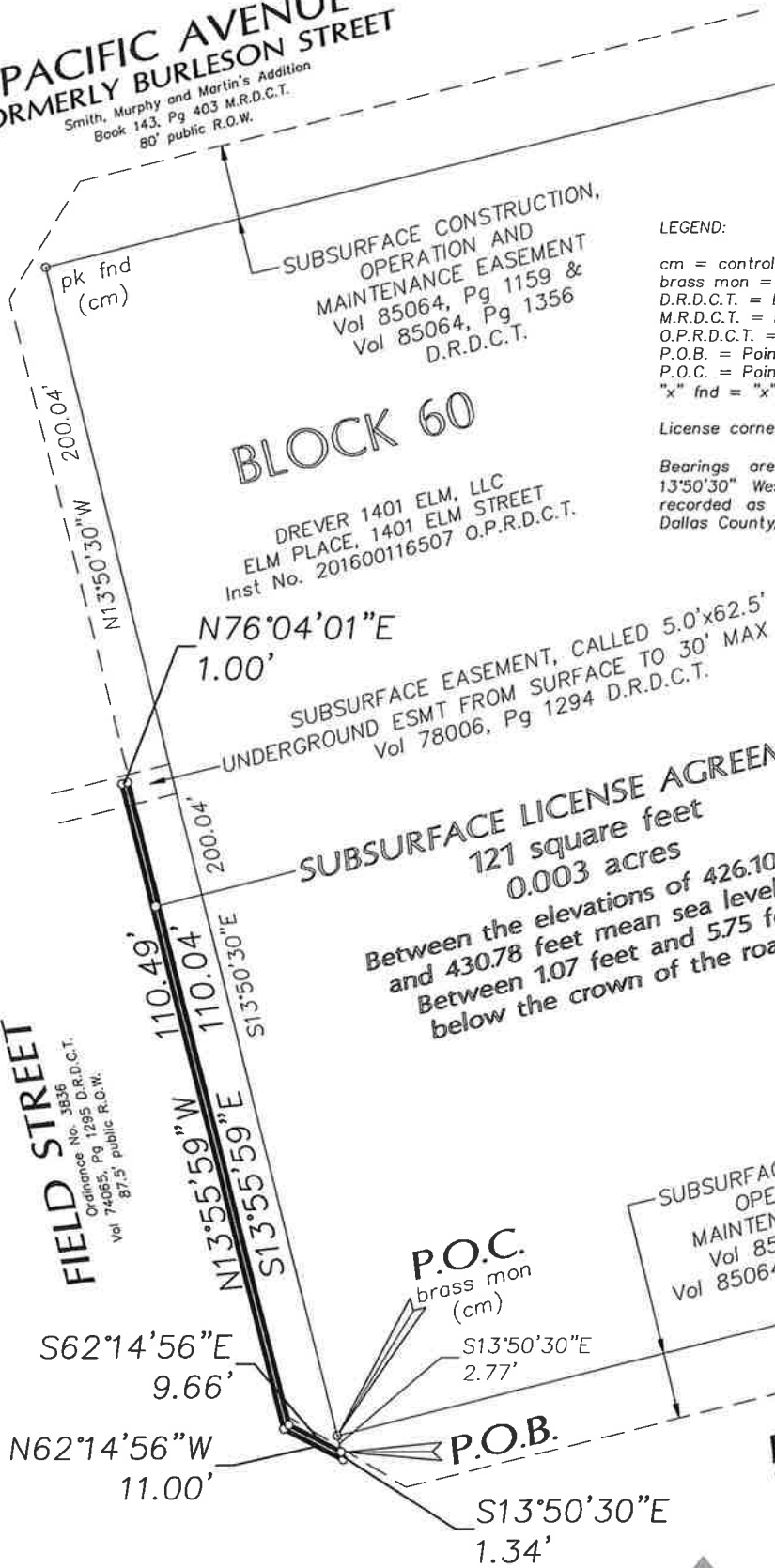
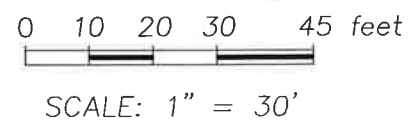
Reviewed By: G.S.
Date: 7-22-20
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**PACIFIC AVENUE
 FORMERLY BURLESON STREET**
 Smith, Murphy and Martin's Addition
 Book 143, Pg 403 M.R.D.C.T.
 80' public R.O.W.



7/16/2020
JOHN GRIGSBY SURVEY
 ABSTRACT NO. 495

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