



(REVISED)

EXHIBIT A

EXHIBIT A-TRACT 4

**SUBSURFACE LICENSE AGREEMENT**  
**PART OF TURTLE CREEK BOULEVARD**  
**ADJACENT TO BLOCK 36/7888**  
**RANGING BETWEEN THE ELEVATIONS OF 395 FEET AND 397.5 FEET**  
**ABOVE MEAN SEA LEVEL**  
**OR BETWEEN 2 AND 4.5 FEET BELOW THE EXISTING SURFACE**  
**SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 1,199 SQUARE FOOT (0.0275 ACRE) TRACT OF LAND SITUATED IN THE SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817, ADJACENT TO CITY OF DALLAS BLOCK 36/7888, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF TURTLE CREEK BOULEVARD, (A VARIABLE WITH PUBLIC RIGHT-OF-WAY), CREATED AND DEDICATED BY THE THIRTEENTH INSTALLMENT OF TRINITY INDUSTRIAL DISTRICT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 23, PAGE 165, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), AND RANGING BETWEEN THE ELEVATIONS OF 395 FEET AND 397.5 FEET ABOVE MEAN SEA LEVEL OR BETWEEN 2 AND 4.5 FEET BELOW THE EXISTING SURFACE; SAID 1,199 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE MOST EASTERLY CORNER OF LOT 5, BLOCK 36/7888 OF SAID THIRTEEN INSTALLMENT OF TRINITY INDUSTRIAL DISTRICT AND BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID TURTLE CREEK BOULEVARD, (97-FEET WIDE AT THIS POINT), WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HI-LINE DRIVE, (A CALLED 160-FOOT PUBLIC RIGHT-OF-WAY, CREATED AND DEDICATED BY THE SAID THIRTEENTH INSTALLMENT OF TRINITY INDUSTRIAL DISTRICT) AND ALSO BEING THE MOST EASTERLY CORNER OF A CALLED 0.89 ACRE TRACT OF LAND DESIGNATED AS "TRACT 1: 1909 HI LINE" AND DESCRIBED IN A SPECIAL WARRANTY DEED TO DD DUNHILL HOTEL LLC, RECORDED IN INSTRUMENT NO. 201700141279, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.);

**THENCE** SOUTH 57°26'01" WEST ALONG THE COMMON LINE OF SAID TURTLE CREEK BOULEVARD AND SAID LOT 5, BLOCK 36/7888, A DISTANCE OF 0.82 FEET TO THE **POINT OF BEGINNING**;

**THENCE** DEPARTING SAID COMMON LINE, OVER AND ACROSS THE RIGHT-OF-WAY OF SAID TURTLE CREEK BOULEVARD, THE FOLLOWING CALLS:

SOUTH 68°36'15" EAST, A DISTANCE OF 54.71 FEET TO A POINT FOR CORNER;

SOUTH 57°26'01" WEST, A DISTANCE OF 211.33 FEET TO A POINT FOR CORNER;

NORTH 32°34'08" WEST, A DISTANCE OF 44.24 FEET TO A POINT FOR CORNER IN SAID COMMON LINE AND FROM WHICH A 1/2-INCH IRON FOUND FOR THE MOST SOUTHERLY CORNER OF SAID 0.89 ACRE TRACT OF LAND BEARS SOUTH 57°26'01" WEST, A DISTANCE OF 67.23 FEET;

**THENCE** NORTH 57°26'01" EAST ALONG SAID COMMON LINE A DISTANCE OF 4.00 FEET TO A POINT FOR CORNER;

**THENCE** DEPARTING SAID COMMON LINE, OVER AND ACROSS THE RIGHT-OF-WAY OF SAID TURTLE CREEK BOULEVARD, THE FOLLOWING CALLS:

SOUTH 32°34'08" EAST, A DISTANCE OF 40.24 FEET TO A POINT FOR CORNER;

NORTH 57°26'01" EAST, A DISTANCE OF 199.47 FEET TO A POINT FOR CORNER;

NORTH 68°36'15" WEST, A DISTANCE OF 49.76 FEET TO A POINT FOR CORNER IN SAID COMMON LINE;

(For SPRG use only)

Reviewed by: G.S. Date: 2-18-20 SPRG NO: 5116

(REVISED)



EXHIBIT A

EXHIBIT A-TRACT 4

**SUBSURFACE LICENSE AGREEMENT**  
**PART OF TURTLE CREEK BOULEVARD**  
**ADJACENT TO BLOCK 36/7888**  
**RANGING BETWEEN THE ELEVATIONS OF 395 FEET AND 397.5 FEET**  
**ABOVE MEAN SEA LEVEL**  
**OR BETWEEN 2 AND 4.5 FEET BELOW THE EXISTING SURFACE**  
**SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE NORTH 57°26'01" EAST ALONG SAID COMMON LINE, A DISTANCE OF 4.95 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 1,199 SQUARE FEET OR 0.0275 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

THE BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM (TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: G.S. Date: 2-18-20 SPRG NO: 5116

(REVISED)  
**EXHIBIT A**  
**EXHIBIT A TRACT**



(FOR SPRG USE ONLY)  
 REVIEWED BY: G.S.  
 DATE: 2-18-20  
 SPRG NO. 5116

LOT 6, BLOCK 36/7888  
 THIRTEENTH INSTALLMENT OF  
 TRINITY INDUSTRIAL DISTRICT  
 VOL. 23, PG. 165  
 M.R.D.C.T.

CALLED 607.98 SQ. FT.  
 SOUTHWESTERN BELL  
 TELEPHONE COMPANY  
 VOL. 5703, PG. 428  
 D.R.D.C.T.

CALLED 65,729 SQ. FT.  
 EASEMENT OF RIGHT-OF-WAY FOR  
 STREET AND/OR HIGHWAY PURPOSES  
 TO THE COUNTY OF DALLAS  
 VOL. 4472, PG. 305, D.R.D.C.T.

LOT 7,  
 BLOCK 36/7888

DEED & LOT LINE  
 CALLED 0.15 ACRE  
 "TRACT 2: 1300 TURTLE CREEK"  
 DD DUNHILL HOTEL LLC  
 INST. NO. 201700141279  
 O.P.R.D.C.T.

CALLED 0.89 ACRE  
 "TRACT 1: 1909 HI LINE"  
 DD DUNHILL HOTEL LLC  
 INST. NO. 201700141279  
 O.P.R.D.C.T.

LOT 5, BLOCK 36/7888

THIRTEENTH INSTALLMENT OF  
 TRINITY INDUSTRIAL DISTRICT  
 VOL. 23, PG. 165  
 M.R.D.C.T.

CALLED 0.43 ACRE  
 1405 TURTLE CREEK DUNHILL LLC  
 INST. NO. 201900092979  
 O.P.R.D.C.T.

SAMUEL LOCKHART SURVEY  
 ABSTRACT NO. 817

EASEMENT FOR THE PASSAGE OF  
 VEHICULAR AND PEDESTRIAN TRAFFIC  
 CITY OF DALLAS  
 VOL. 89241, PG. 2942  
 D.R.D.C.T.

HI-LINE DRIVE  
 (100' PUBLIC R.O.W.)  
 VOL. 23, PG. 165, M.R.D.C.T.

LOT 4

DEED LINE  
 LOT LINE

65'  
 97'  
 32'  
 S 57°26'01" W  
 67.23'

L4  
 L3  
 L5

PROPOSED  
 ELECTRIC CONDUIT  
 & LIGHT POLES  
 L6

L8

POB

S 57°26'01" W  
 0.82'

POC  
 CIRF (CM)

L7  
 L1

L2  
**TURTLE CREEK BOULEVARD**  
 (A VARIABLE WIDTH PUBLIC R.O.W.)  
 VOL. 23, PG. 165, M.R.D.C.T.

**SUBSURFACE  
 LICENSE AGREEMENT  
 1199 SQUARE FEET  
 (0.0275 ACRE)**  
 BETWEEN THE ELEVATIONS OF 395  
 FEET AND 397.5 FEET ABOVE MEAN SEA  
 LEVEL OR BETWEEN 2 FEET AND 4.5  
 FEET BELOW THE EXISTING SURFACE

R.O.W. ABANDONED BY  
 ORDINANCE NO. 21048  
 VOL. 92041, PG. 3409  
 D.R.D.C.T.

**LEGEND**

IRF	IRON ROD FOUND
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND
M/D.R.D.C.T.	MAP/DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
POC/B	POINT OF COMMENCING/BEGINNING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
⊙	CENTERLINE

**NOTES:**

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.  
 THE BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM  
 (TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT  
 REALIZATION 2011.

6080 Tennyson Pkwy, Suite 200  
 Plano, Texas 75024  
 Tel. (214) 473-2400  
 TBPE # F-6324 TBPLS # 10194488  
 Copyright © 2020

**SUBSURFACE LICENSE AGREEMENT**  
 PART OF TURTLE CREEK BOULEVARD  
 ADJACENT TO BLOCK 36/7888  
 RANGING BETWEEN THE ELEVATIONS OF 395 FEET  
 AND 397.5 FEET ABOVE MEAN SEA LEVEL OR  
 BETWEEN 2 AND 4.5 FEET BELOW THE EXISTING SURFACE  
 SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

C REVISED

**EXHIBIT A**  
**EXHIBIT A-TRACT 4**

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 68°36'15" E	54.71'
L2	S 57°26'01" W	211.33'
L3	N 32°34'08" W	44.24'
L4	N 57°26'01" E	4.00'
L5	S 32°34'08" E	40.24'
L6	N 57°26'01" E	199.47'
L7	N 68°36'15" W	49.76'
L8	N 57°26'01" E	4.95'

(FOR SPRG USE ONLY)

REVIEWED BY: G.S.

DATE: 2-19-20

SPRG NO. 5116

**NOTES:**

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

THE BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM (TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.



6080 Tennyson Pkwy, Suite 200  
Plano, Texas 75024  
Tel. (214) 473-2400  
TBPE # F-6324 TBPLS # 10194488  
Copyright © 2020

**SUBSURFACE LICENSE AGREEMENT**  
PART OF TURTLE CREEK BOULEVARD  
ADJACENT TO BLOCK 36/7888  
RANGING BETWEEN THE ELEVATIONS OF 395 FEET  
AND 397.5 FEET ABOVE MEAN SEA LEVEL OR  
BETWEEN 2 AND 4.5 FEET BELOW THE EXISTING SURFACE  
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5724