

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	7/4V	
101/01/24 - 7					



EXHIBIT A

EXHIBIT A-TRACT 4

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ADJACENT TO BLOCK 36/7888

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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: _____ Date: 2-18-20 SPRG NO: _____ 5116

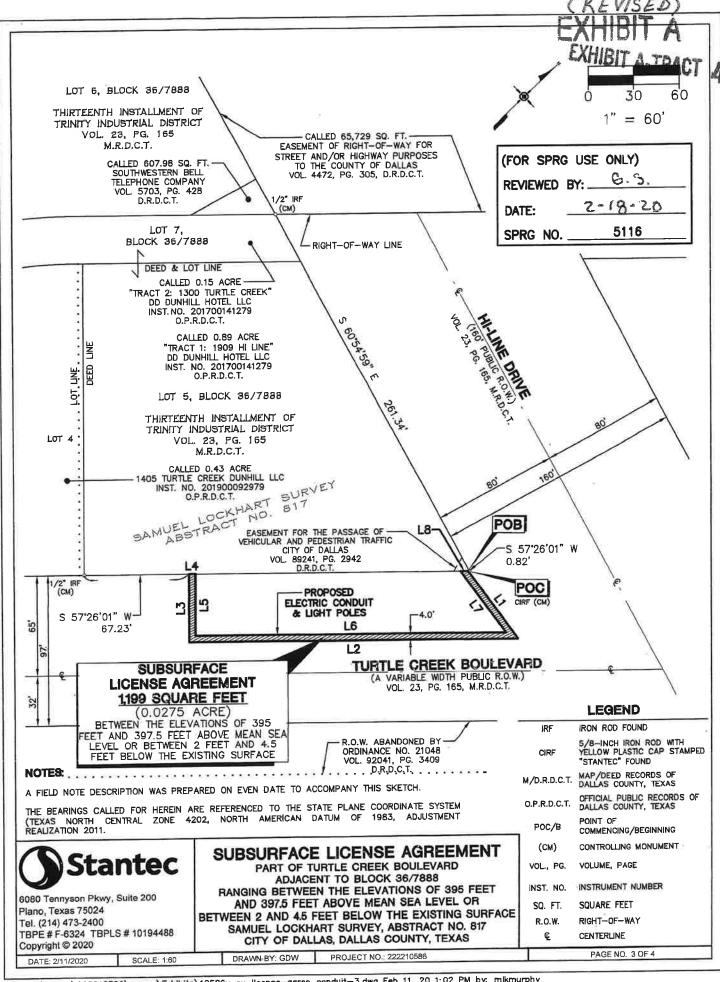


EXHIBIT A-TRACT

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)

DATE:

2-18-20

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.



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DATE: 2/11/2020

SCALE: N/A

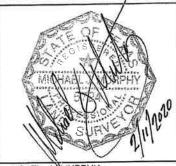
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

DRAWN BY: GDW PROJECT NO : 222210586



MICHAEL J. MURPHY REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5724

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