

LICENSE AGREEMENT

RECORD CROSSING ROAD
ADJACENT TO BLOCK A/6058 & A/6059
WILLIAM B. COATS SURVEY, ABSTRACT NO. 236
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 1

SPRG REVIEW BOX

(For SPRG use only)

Reviewed by: A.G.
Date: 10/21/24
SPRG No. 6633

BEING A 928 SQUARE FOOT, 0.0213 ACRE TRACT OF LAND SITUATED IN THE WILLIAM B. COATS SURVEY, ABSTRACT NO. 236, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PART OF RECORD CROSSING ROAD (VARIABLE WIDTH RIGHT-OF-WAY) RECORDED IN VOLUME 236, PAGE 1311, VOLUME 2177, PAGE 265, AND VOLUME 4239, PAGES 320, 323, 327, ADJACENT TO CITY OF DALLAS BLOCK A/6058 AND A/6059 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID RECORD CROSSING ROAD AND THE NORTH LINE OF LOT 1A, BLOCK A/6058, ST. PAUL MEDICAL CENTER NO. 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS RECORDED IN VOLUME 94062, PAGE 4235 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND A CALLED 25.9857 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, RECORDED IN VOLUME 2000243, PAGE 1856 OF SAID D.R.D.C.T.;

THENCE NORTH 74 DEGREES 46 MINUTES 39 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RECORD CROSSING ROAD AND THE NORTH LINE OF SAID LOT 1A AND SAID 25.9857 ACRE TRACT, A DISTANCE OF 118.00 FEET TO A CALCULATED ANGLE POINT;

THENCE NORTH 65 DEGREES 52 MINUTES 39 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RECORD CROSSING ROAD AND THE NORTH LINE OF SAID LOT 1A AND SAID 25.9857 ACRE TRACT, A DISTANCE OF 185.33 FEET TO A CALCULATED POINT FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LICENSE AGREEMENT TRACT;

THENCE NORTH 67 DEGREES 45 MINUTES 27 SECONDS WEST, OVER AND ACROSS SAID RECORD CROSSING ROAD, A DISTANCE OF 9.82 FEET TO A CALCULATED ANGLE POINT;

THENCE SOUTH 89 DEGREES 22 MINUTES 35 SECONDS WEST, OVER AND ACROSS SAID RECORD CROSSING ROAD, A DISTANCE OF 39.90 FEET TO A CALCULATED POINT FOR CORNER;

THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, OVER AND ACROSS SAID RECORD CROSSING ROAD, A DISTANCE OF 52.88 FEET TO A CALCULATED POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID RECORD CROSSING ROAD AND THE SOUTH LINE OF A CALLED 1.6459 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, RECORDED IN VOLUME 80216, PAGE 3609 OF SAID D.R.D.C.T.;

THENCE, NORTH 64 DEGREES 00 MINUTES 27 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RECORD CROSSING ROAD AND THE SOUTH LINE OF SAID 1.6459 ACRE TRACT, A DISTANCE OF 9.02 FEET TO A CALCULATED POINT FOR CORNER, FROM WHICH A MAG NAIL WITH SHINER SET BEARS NORTH 64 DEGREES 00 MINUTES 27 SECONDS EAST, A DISTANCE OF 20.68 FEET;

THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, OVER AND ACROSS SAID RECORD CROSSING ROAD, A DISTANCE OF 46.99 FEET TO A CALCULATED POINT FOR CORNER;

THENCE NORTH 89 DEGREES 22 MINUTES 35 SECONDS EAST, OVER AND ACROSS SAID RECORD CROSSING ROAD, A DISTANCE OF 36.46 FEET TO A CALCULATED ANGLE POINT;

THENCE SOUTH 67 DEGREES 45 MINUTES 27 SECONDS EAST, OVER AND ACROSS SAID RECORD CROSSING ROAD, A DISTANCE OF 20.22 FEET TO A CALCULATED POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID RECORD CROSSING ROAD AND THE NORTH LINE OF SAID LOT 1A AND SAID 25.9875 ACRE TRACT;

THENCE SOUTH 65 DEGREES 52 MINUTES 39 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RECORD CROSSING ROAD AND THE NORTH LINE OF SAID LOT 1A AND SAID 25.9875 ACRE TRACT, A DISTANCE OF 12.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 928 SQUARE FEET OR 0.0213 ACRES OF LAND.

NOTES:

1. BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. AN EXHIBIT OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.
3. 09-18-2024 REVISED RECORD DOCUMENT.
4. 09-25-2024 REVISED EXHIBIT DOCUMENT.



Michael A. Medina - 09-22-2024
MICHAEL A. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6692 - STATE OF TEXAS

PROJECT: UTSW DUCTBANK
JOB NUMBER: 1022076024
DATE: 09/18/2024
SCALE: 1"=20'
TRACT ID: UTSW_LA-1
DRAWN BY: AE



LICENSE AGREEMENT
RECORD CROSSING ROAD
ADJACENT TO BLOCK A/6058 & A/6059
WILLIAM B. COATS SURVEY, ABSTRACT NO. 236
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LICENSE AGREEMENT

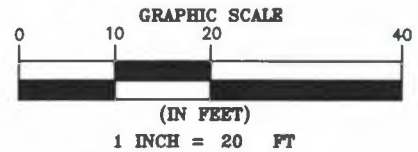
RECORD CROSSING ROAD
ADJACENT TO BLOCK A/6058 & A/6059
WILLIAM B. COATS SURVEY, ABSTRACT NO. 236
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 1

SPRG REVIEW BOX

(For SPRG use only)

Reviewed by: A.6
Date: 10/2/24
SPRG No. 6633



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N67°45'27"W	9.82'
L2	N64°00'27"E	9.02'
L3	S65°52'39"W	12.44'
L4	N64°00'27"E	20.68'

N

BLOCK A/6059
BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
(CALLED 1.6459 ACRES)
VOL. 80216, PG. 3609
D.R.D.C.T.

WILLIAM B. COATS SURVEY
ABSTRACT NO. 236

HARRY HINES BLVD.
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 30, PG. 352
VOL. 2179, PG. 140
D.R.D.C.T.

928 SQUARE FEET
0.0213 ACRES

RECORD CROSSING RD.
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 236, PG. 1311
VOL. 2177, PG. 265
VOL. 4239, PG. 320
VOL. 4239, PG. 323
VOL. 4239, PG. 327
D.R.D.C.T.

<CM>
P.O.C.

15' BUILDING LINE
VOL. 94062, PG. 4235
D.R.D.C.T.

N89°22'35"E 36.46'

S67°45'27"E
20.22'

10' X 10'
CORNER CLIP EASEMENT
VOL. 94062, PG. 4235
D.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
(CALLED 25.9857 ACRES)
VOL. 2000243, PG. 1856
D.R.D.C.T.

LOT 1A
BLOCK A/6058
ST. PAUL MEDICAL CENTER NO. 2
VOL. 94062, PG. 4235
D.R.D.C.T.



LEGEND

D.R.D.C.T.

O.P.R.D.C.T.

P.O.B.

P.O.C.

P.O.R.

<CM>

VOL., PG.



DEED RECORDS

DALLAS COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS

DALLAS COUNTY, TEXAS

POINT OF BEGINNING

POINT OF COMMENCING

POINT OF REFERENCE

CONTROLLING MONUMENT

VOLUME, PAGE

MAG NAIL WITH SHINER SET

CALCULATED POINT

5/8" IRON ROD FOUND

EXISTING EASEMENT

SUBJECT BOUNDARY LINE

PROPERTY LINE

MICHAEL A. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6692 - STATE OF TEXAS

NOTES:

1. BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.
3. 09-18-2024 REVISED RECORD DOCUMENT.
4. 09-25-2024 REVISED EXHIBIT DOCUMENT.

PROJECT: UTSW DUCTBANK

JOB NUMBER: 1022076024

DATE: 09/18/2024

SCALE: 1"=20'

TRACT ID: UTSW LA-1

DRAWN BY: AE



City of Dallas



1341 W. Mockingbird Ln., Suite 400W
Dallas, TX 75247 Ph: (214) 631-7888
Fax: (214) 631-7103 EMAIL: SAM@SAM.BIZ

LICENSE AGREEMENT

RECORD CROSSING ROAD
ADJACENT TO BLOCK A/6058 & A/6059
WILLIAM B. COATS SURVEY, ABSTRACT NO. 236
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LICENSE AGREEMENT

HARRY HINES BOULEVARD
ADJACENT TO BLOCK A/6058 & C/5759
WILLIAM B. COATS SURVEY, ABSTRACT NO. 236
AND MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A - TRACT 2
(For SPRG use only)

Reviewed by: A.S.
Date: 10/2/24
SPRG No. 6634

BEING A 2,431 SQUARE FOOT, 0.0558 ACRE TRACT OF LAND SITUATED IN THE WILLIAM B. COATS SURVEY, ABSTRACT NO. 236 AND THE MILES BENNETT SURVEY, ABSTRACT NO. 52, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PART OF HARRY HINES BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), RECORDED IN VOLUME 30, PAGE 352 AND VOLUME 2179, PAGE 140, ADJACENT TO CITY OF DALLAS BLOCK A/6058 AND C/5759 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF RECORD CROSSING ROAD (VARIABLE WIDTH RIGHT-OF-WAY), RECORDED IN VOLUME 236, PAGE 1311, VOLUME 2177, PAGE 265, AND VOLUME 4239, PAGES 320, 323, 327, AND THE NORTH LINE OF LOT 1A, BLOCK A/6058, ST. PAUL MEDICAL CENTER NO. 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS RECORDED IN VOLUME 94062, PAGE 4235 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND A CALLED 25.9857 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, RECORDED IN VOLUME 2000243, PAGE 1856 OF SAID D.R.D.C.T.;

THENCE NORTH 74 DEGREES 46 MINUTES 39 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RECORD CROSSING ROAD AND THE NORTH LINE OF SAID LOT 1A AND SAID 25.9857 ACRE TRACT, A DISTANCE OF 118.00 FEET TO A CALCULATED ANGLE POINT;

THENCE NORTH 65 DEGREES 52 MINUTES 39 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RECORD CROSSING ROAD AND THE NORTH LINE OF SAID LOT 1A AND SAID 25.9857 ACRE TRACT, A DISTANCE OF 199.00 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF SAID LOT 1A AND SAID 25.9857 ACRE TRACT AND THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID RECORD CROSSING ROAD WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HARRY HINES BOULEVARD;

THENCE SOUTH 44 DEGREES 53 MINUTES 31 SECONDS EAST, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HARRY HINES BOULEVARD AND THE EAST LINE OF SAID LOT 1A AND SAID 25.9857 ACRE TRACT, A DISTANCE OF 124.27 FEET TO A CALCULATED ANGLE POINT;

THENCE SOUTH 33 DEGREES 34 MINUTES 55 SECONDS EAST, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HARRY HINES BOULEVARD AND THE EAST LINE OF SAID LOT 1A AND SAID 25.9857 ACRE TRACT, A DISTANCE OF 101.98 FEET TO A CALCULATED ANGLE POINT;

THENCE SOUTH 44 DEGREES 53 MINUTES 31 SECONDS EAST, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HARRY HINES BOULEVARD AND THE EAST LINE OF SAID LOT 1A AND SAID 25.9857 ACRE TRACT, A DISTANCE OF 46.22 FEET TO A CALCULATED POINT FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LICENSE AGREEMENT TRACT;

THENCE NORTH 60 DEGREES 42 MINUTES 27 SECONDS EAST, OVER AND ACROSS HARRY HINES BOULEVARD, A DISTANCE OF 2.59 FEET TO A CALCULATED ANGLE POINT;

THENCE NORTH 60 DEGREES 24 MINUTES 29 SECONDS EAST, OVER AND ACROSS HARRY HINES BOULEVARD, A DISTANCE OF 24.54 FEET TO A CALCULATED ANGLE POINT;

THENCE NORTH 67 DEGREES 39 MINUTES 59 SECONDS EAST, OVER AND ACROSS HARRY HINES BOULEVARD, A DISTANCE OF 243.55 FEET TO A CALCULATED POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID HARRY HINES BOULEVARD AND THE WEST LINE OF A CALLED 8.295 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM RECORDED IN VOLUME 92146, PAGE 4605 OF SAID D.R.D.C.T., FROM WHICH A 5/8-INCH IRON ROD SET WITH RED PLASTIC CAP STAMPED "SAM" BEARS NORTH 37 DEGREES 26 MINUTES 51 SECONDS WEST, A DISTANCE OF 101.28 FEET;

THENCE SOUTH 37 DEGREES 26 MINUTES 51 SECONDS EAST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID HARRY HINES BOULEVARD AND THE WEST LINE OF SAID 8.295 ACRE TRACT, A DISTANCE OF 9.32 FEET TO A CALCULATED POINT FOR CORNER;

THENCE SOUTH 67 DEGREES 39 MINUTES 59 SECONDS WEST, OVER AND ACROSS HARRY HINES BOULEVARD, A DISTANCE OF 245.41 FEET TO A CALCULATED ANGLE POINT;

THENCE SOUTH 60 DEGREES 24 MINUTES 29 SECONDS WEST, OVER AND ACROSS HARRY HINES BOULEVARD, A DISTANCE OF 24.09 FEET TO A CALCULATED POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HARRY HINES BOULEVARD AND THE EAST LINE OF SAID LOT 1A AND SAID 25.9857 ACRE TRACT;

THENCE NORTH 44 DEGREES 53 MINUTES 31 SECONDS WEST, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HARRY HINES BOULEVARD AND THE EAST LINE OF SAID LOT 1A AND SAID 25.9857 ACRE TRACT, A DISTANCE OF 9.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,431 SQUARE FEET OR 0.0558 ACRES OF LAND.

NOTES:

1. BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. AN EXHIBIT OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.
3. 09-18-2024 REVISED RECORD DOCUMENT.
4. 09-25-2024 REVISED DOCUMENT.



Michael A. Medina 8/22/2024
MICHAEL A. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6692 - STATE OF TEXAS

PROJECT: UTSW DUCTBANK
JOB NUMBER: 1022076024
DATE: 09/18/2024
SCALE: 1"=60'
TRACT ID: UTSW_LA-2
DRAWN BY: AE



LICENSE AGREEMENT
HARRY HINES BOULEVARD
ADJACENT TO BLOCK A/6058 & C/5759
WILLIAM B. COATS SURVEY, ABSTRACT NO. 236
AND MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LICENSE AGREEMENT

HARRY HINES BOULEVARD
ADJACENT TO BLOCK A/6058 & C/5759
WILLIAM B. COATS SURVEY, ABSTRACT NO. 236
AND MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

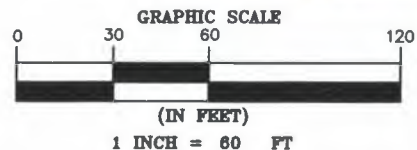
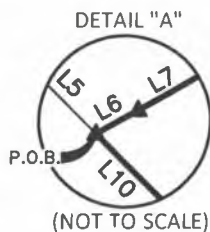
EXHIBIT A - TRACT 2

SPRG REVIEW BOX

(For SPRG use only)

Reviewed by: A.6Date: 10/2/24SPRG No. 6634

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N74°46'39"E	118.00'
L2	N65°52'39"E	199.00'
L3	S44°53'31"E	124.27'
L4	S33°34'55"E	101.98'
L5	S44°53'31"E	46.22'
L6	N60°42'27"E	2.59'
L7	N60°24'29"E	24.54'
L8	S37°26'51"E	9.32'
L9	S60°24'29"W	24.09'
L10	N44°53'31"W	9.34'



RECORD CROSSING RD.
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 236, PG. 1311
VOL. 2177, PG. 265
VOL. 4239, PG. 320
VOL. 4239, PG. 323
VOL. 4239, PG. 327
D.R.D.C.T.

HARRY HINES BLVD.
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 39, PG. 352
VOL. 2179, PG. 140
D.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
TRACT A
(CALLED 22.9001 ACRES)
VOL. 99218, PG. 5105
D.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
(CALLED 8.295 ACRES)
VOL. 92146, PG. 4605
D.R.D.C.T.

MILES BENNETT SURVEY
ABSTRACT NO. 52

BLOCK
C/5759

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
(CALLED 25.9857 ACRES)
VOL. 2000243, PG. 1856
D.R.D.C.T.

LOT 1A, BLOCK A/6058
ST. PAUL MEDICAL CENTER NO. 2
VOL. 94062, PG. 4235
D.R.D.C.T.

WILLIAM B. COATS SURVEY
ABSTRACT NO. 236

N67°39'59"E 243.55'
S67°39'59"W 245.41'

2431 SQUARE FEET
0.0558 ACRES

SEE DETAIL "A"
P.O.B.

LOT 1A

15' BUILDING LINE
VOL. 94062, PG. 4235
D.R.D.C.T.



LEGEND

D.R.D.C.T.

O.P.R.D.C.T.

P.O.B.

P.O.C.

P.O.R.

<CM>

VOL., PG.



DEED RECORDS
DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS
POINT OF BEGINNING
POINT OF COMMENCING
POINT OF REFERENCE
CONTROLLING MONUMENT
VOLUME, PAGE
CALCULATED POINT
5/8" IRON ROD FOUND
5/8" IRON ROD SET W/
RED PLASTIC CAP
STAMPED "SAM"
EXISTING EASEMENT
SUBJECT BOUNDARY LINE
PROPERTY LINE

Michael A. Medina 8/22/2024
MICHAEL A. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6692 - STATE OF TEXAS

NOTES:

1. BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.
3. 09-18-2024 REVISED RECORD DOCUMENT.
4. 09-25-2024 REVISED DOCUMENT.

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LICENSE AGREEMENT

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