

EXHIBIT A



Project Owner: Spectrum Properties
 Suite 200 Dallas TX 75222
 214.779.8000



No.	Date	Issue
01	10.26.14	Issued for Permit
02	12.11.14	Revised for LOD
03	12.11.14	Revised for LOD
04	04.04.2017	Final Construction



SPECTRUM PROPERTIES
Taylor Lofts
 Dallas, Texas
 Miller Bellshire Project Number: 1807

Drawing Name: _____
SITE PLAN
 Sheet Number: **L1.01**

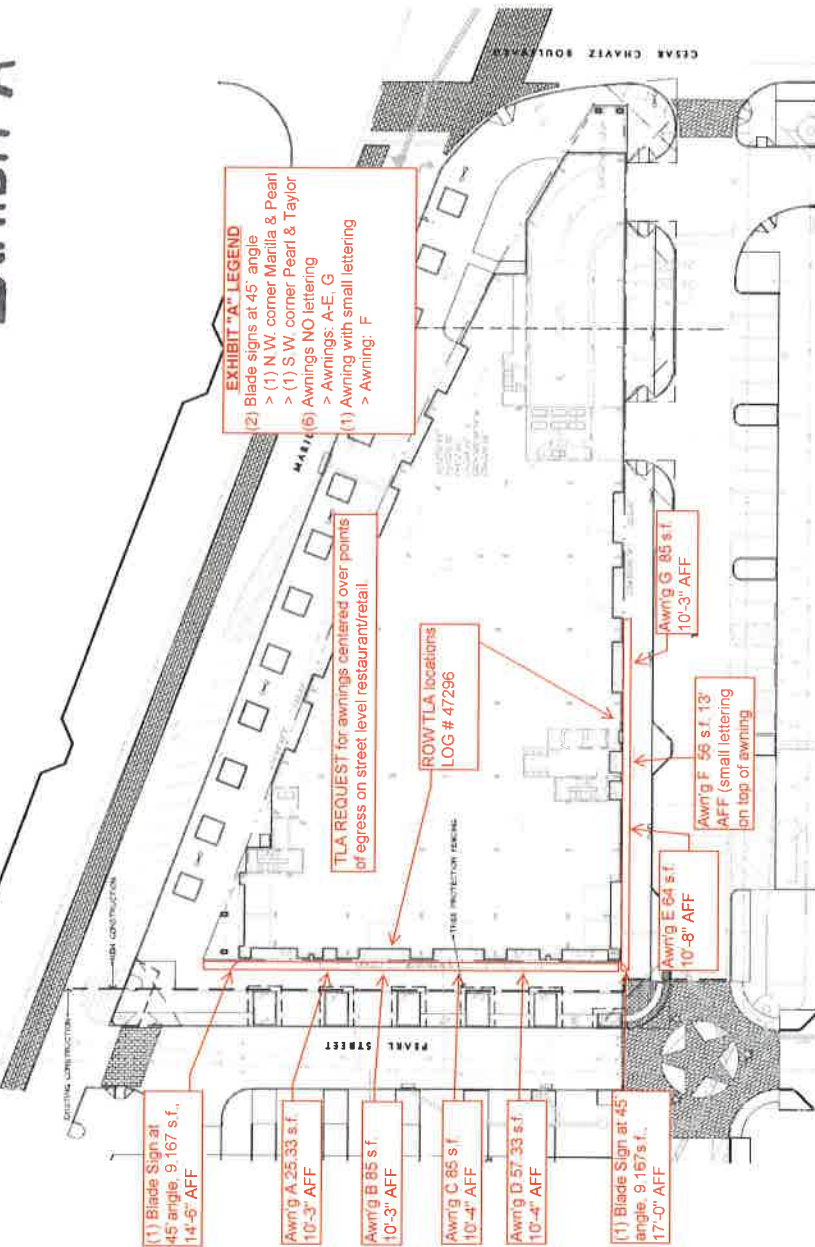


EXHIBIT "A" LEGEND
 (2) Blade signs at 45° angle
 > (1) N.W. corner Marilla & Pearl
 > (1) S.W. corner Pearl & Taylor
 (6) Awnings NO lettering
 > Awnings: A-E, G
 (1) Awning with small lettering
 > Awning: F

TLA REQUEST for awnings centered over points of egress on street level restaurant/retail
ROW TLA locations LOG # 47296
TLA PROTECTION FENCE

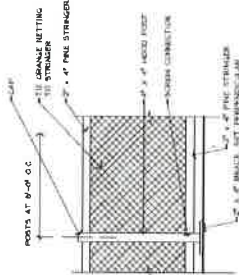
- (1) Blade Sign at 45° angle, 9'167 s.f., 14'-6" AFF
- Awning A 25.33 s.f., 10'-3" AFF
- Awning B 85 s.f., 10'-3" AFF
- Awning C 85 s.f., 10'-4" AFF
- Awning D 57.33 s.f., 10'-4" AFF
- (1) Blade Sign at 45° angle, 9'167 s.f., 17'-0" AFF
- Awning E 64 s.f., 10'-8" AFF
- Awning F 56 s.f., 13" AFF (small lettering on top of awning)
- Awning G 85 s.f., 10'-3" AFF

E PREPARATION GENERAL NOTES

1. PLAN PREPARED BY: [Name]
2. ALL REQUIRED TREES MUST BE THE CITY APPROVED LISTING.

F TREE PRESERVATION NOTES

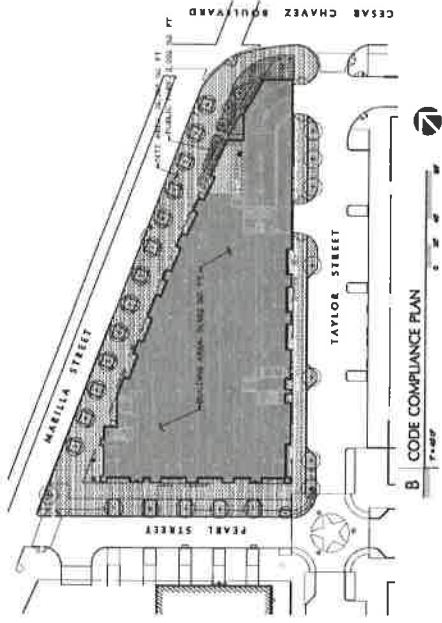
1. CONTINUATION SHALL ADDRESS TO THE FOLLOWING TREE PROTECTION MEASURES:
2. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT THE CONTRACTOR SHALL PROVIDE CLEANING, FENCING OR STORAGE OR OTHER MEASURES TO PROTECT THE TREE FROM DAMAGE OR REMOVAL. SUCH AS BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, BRUSH, SMALL, CONCRETE, REBAR, ETC IN THE GROUND AREA.
3. IF A PROTECTIVE MESH SHALL BE ATTACHED TO ANY TREE.
4. NO HILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.



G TREE PROTECTION FENCE - ELEVATION

A SITE AND TREE PROTECTION PLAN

C CODE COMPLIANCE LEGEND



D ORDINANCE REQUIREMENTS - DALLAS - PD 357

ITEM	REQUIREMENT	PROVIDED
1	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
2	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
3	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
4	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
5	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
6	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
7	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
8	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
9	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
10	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
11	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
12	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
13	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
14	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
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16	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
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25	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
26	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
27	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
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31	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
32	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
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35	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
36	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
37	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
38	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
39	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
40	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
41	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
42	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
43	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
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45	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
46	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
47	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
48	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
49	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200
50	MINIMUM SQUARE FEET REQUIRED FOR TREE PROTECTION FENCE	200



LICENSE AGREEMENT

Pearl Street

Adjacent to Lot 10, Block 15/144 Revised Map of Railroad Addition
John Grigsby Survey, Addition No. 495 City of Dallas, Dallas County, Texas

EXHIBIT A-TRACT 1

BEING a 0.016 acre (690 square foot) tract of land situated in Pearl Street, closed and vacated by Ordinance #23182 Volume 97127, Page 1664 Deed Records, Dallas Country, Texas, John Grigsby Survey, Abstract No. 495, Dallas Dallas County, Texas, subsequently reopened by Ordinance #29040 and adjacent to Lot 10, 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 the south corner of a tract of land described in deed to TAYLOR STREET 2111, LP as recorded in Instrument No. 201200383129 Official Public Records of Dallas County, Texas, said "x" also being at the intersection of the northeasterly line of said Pearl Street (an 80 foot public right-of-way) (Volume 4, Page 350, Map Records, Dallas County, Texas) and the northwesterly line of Taylor Street (a variable width public right-of-way) (Volume 4, Page 350, Map Records, Dallas County, Texas);

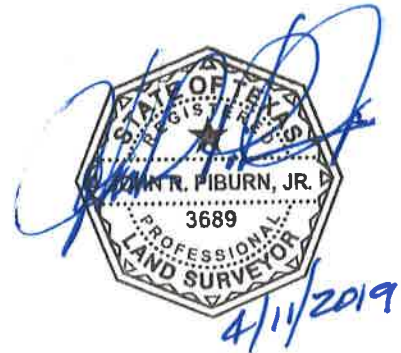
THENCE South 54°00'00" West departing said northeasterly line of Pearl Street and traveling over and across said Pearl Street for a distance of 4.00 feet to an "x" cut in concrete set for corner;

THENCE North 36°00'00" West for a distance of 173.21 feet to an "x" cut in concrete set for corner;

THENCE North 74°44'48" East for a distance of 4.28 feet to an "x" cut in concrete found for west corner of aforementioned TAYLOR STREET 2111, LP tract, said "x" also being at the intersection of the aforementioned northeasterly line of Pearl Street and the southeasterly line of Marilla Street (a variable width public right-of-way) (Volume 91249, Page 4072 Deed Records, Dallas Country, Texas);

THENCE South 36°00'00" East along the common line between said TAYLOR STREET 2111, LP tract and said northeasterly line of Pearl Street for a distance of 171.69 feet to the POINT OF BEGINNING and containing 0.016 acres, or 690 square feet of land, more or less.

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.



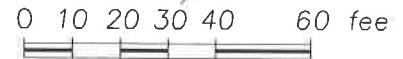
(For SPRG use only)
Reviewed By: G.S.
Date: 4-18-19
SPRG NO.: 4841



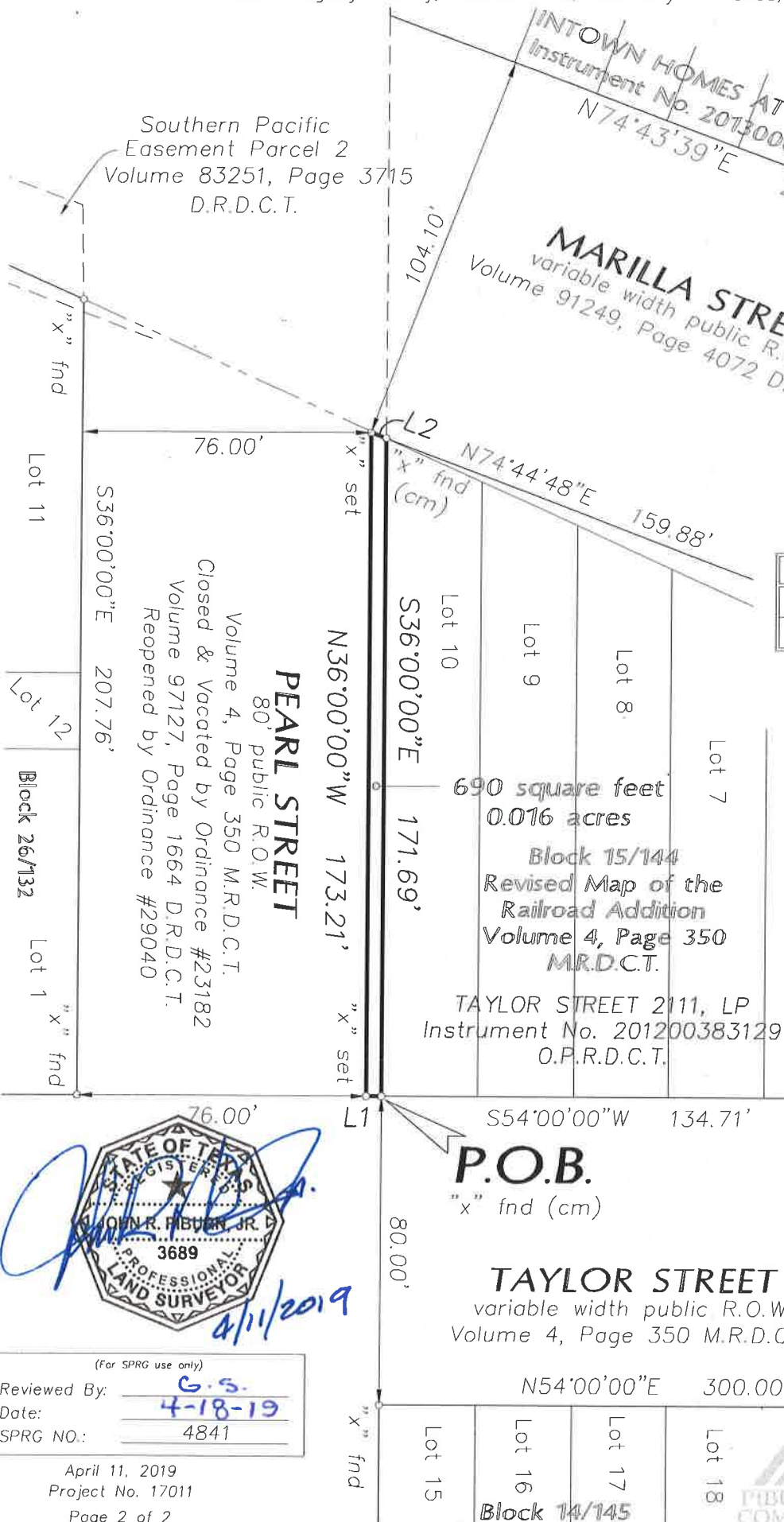
LICENSE AGREEMENT

Pearl Street
 Adjacent to Lot 10, Block 15/144 Revised Map of Railroad Addition
 John Grigsby Survey, Addition No. 495 City of Dallas, Dallas County, Texas

EXHIBIT A-TRACT 1



SCALE: 1" = 40'



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 54°00'00" W	4.00'
L2	N 74°44'48" E	4.28'

BASIS OF BEARINGS:
 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.

NOTES:
 cm = controlling monument
 DRDCT = Deed Records, Dallas County, Texas
 MRDCT = Map Records, Dallas County, Texas
 OPRDCT = Official Public Records, Dallas County, Texas
 "x" fnd = "x" cut in concrete found for corner
 "x" set = "x" cut in concrete set for corner

P.O.B.

"x" fnd (cm)

TAYLOR STREET

variable width public R.O.W.
 Volume 4, Page 350 M.R.D.C.T.



(For SPRG use only)
 Reviewed By: G.S.
 Date: 4-18-19
 SPRG NO.: 4841



801 East Campbell Road - Suite 575
 Richardson, Texas 75081
 Ph: 214.328.3500 Fax: 214.328.3512
 email@piburncompany.com

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

EXHIBIT A-TRACT 2

BEING a 0.013 acre (555 square foot) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas Dallas County, Texas and being a portion of Taylor Street (a variable width public right-of-way) (Volume 4, Page 350, Map Records, Dallas County, Texas), also being adjacent to Lots 5-10, 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 the south corner of said Lot 10, said "x" also being at the existing intersection of the northwesterly line of said Taylor Street and the northeasterly line of Pearl Street (an 80 foot public right-of-way) (Volume 4, Page 350, Map Records, Dallas County, Texas);

THENCE North 54°00'00" East along the southeasterly line of said Lot 10, continuing along the southeasterly lines of aforementioned Lots 9 through 5 for a total distance of 134.71 feet to an "x" cut in concrete found for west corner of a portion of said Taylor Street abandoned by Ordinance No. 30553;

THENCE South 36°00'00" East for a distance of 4.00 feet to an "x" cut in concrete set for corner;

THENCE South 54°00'00" West for a distance of 138.71 feet to an "x" cut in concrete set for corner;

THENCE North 36°00'00" West for a distance of 4.00 feet to an "x" cut in concrete set for corner;

THENCE North 54°00'00" East for a distance of 4.00 feet to the POINT OF BEGINNING and containing 0.013 acres, or 555 square feet of land, more or less.

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.

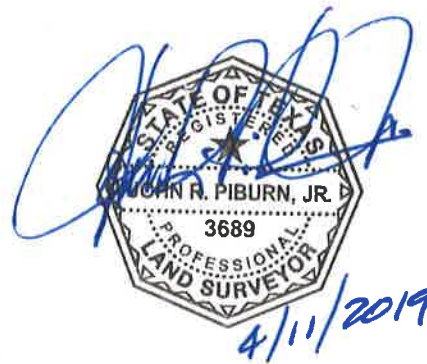


EXHIBIT A-TRACT 2

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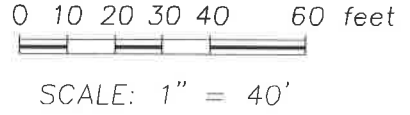
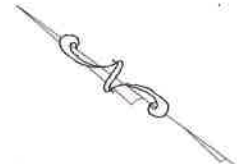
Reviewed By:	G.S.
Date:	4-18-19
SPRG NO.:	4840



EXHIBIT A-TRACT 2

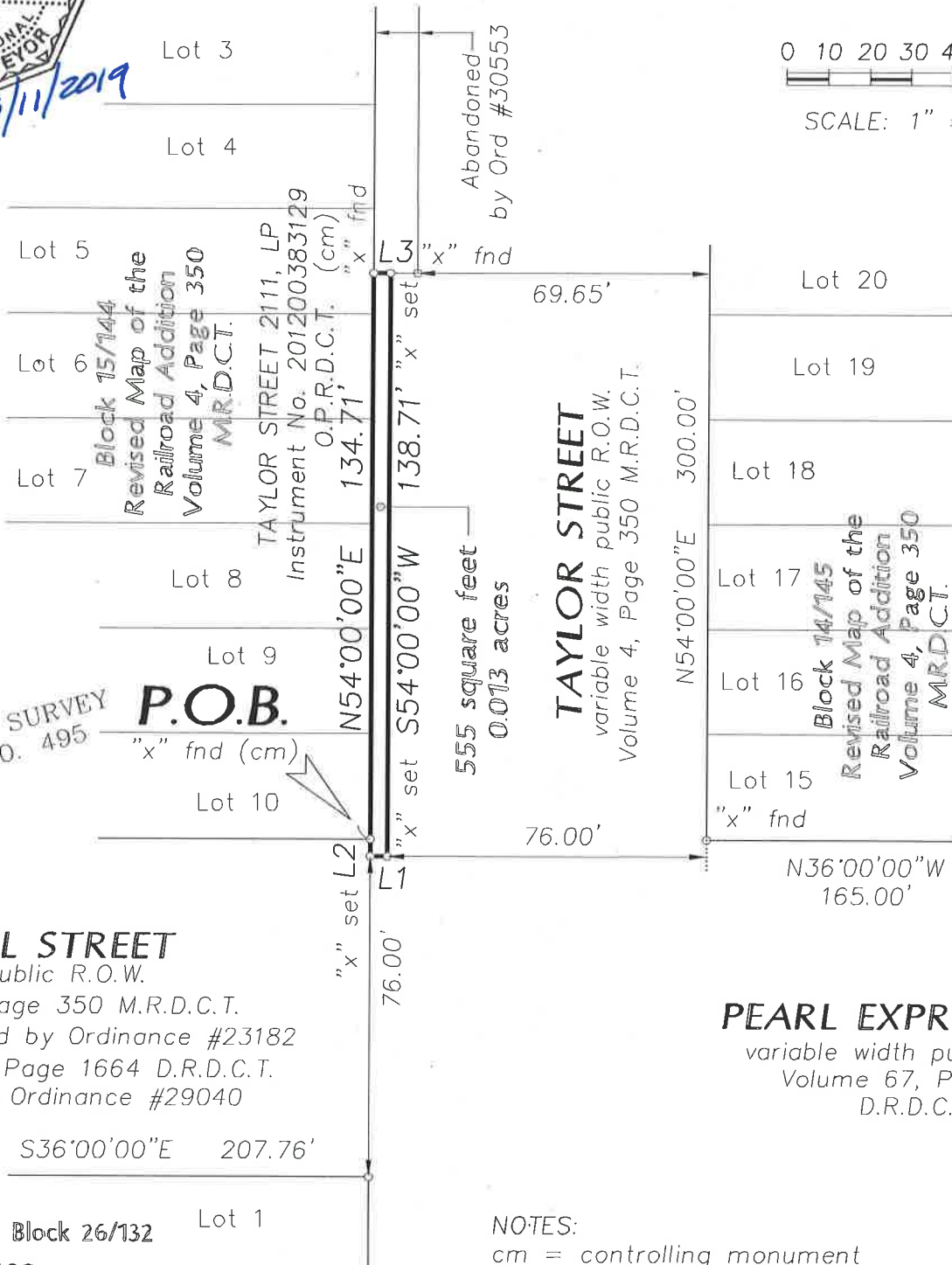
LICENSE AGREEMENT

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



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 36°00'00" W	4.00'
L2	N 54°00'00" E	4.00'
L3	S 36°00'00" E	4.00'



JOHN GRIGSBY SURVEY
 ABSTRACT NO. 495

P.O.B.

PEARL STREET

80' public R.O.W.
 Volume 4, Page 350 M.R.D.C.T.
 Closed & Vacated by Ordinance #23182
 Volume 97127, Page 1664 D.R.D.C.T.
 Reopened by Ordinance #29040

PEARL EXPRESSWAY

variable width public R.O.W.
 Volume 67, Page 218
 D.R.D.C.T.

BASIS OF BEARINGS:
 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.

NOTES:
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 DRDCT = Deed Records, Dallas County, Texas
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 "x" fnd = "x" cut in concrete found for corner
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Reviewed By: G.S.
 Date: 4-18-19
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