

AERIAL LICENSE AGREEMENT**PART OF MAIN STREET****ADJACENT TO BLOCK 7/827****BETWEEN THE ELEVATIONS OF 475.78 FEET AND 480.28 FEET MEAN SEA LEVEL****OR BETWEEN 8.5 FEET AND 13.0 FEET ABOVE SIDEWALK PAVING ADJOINING MAIN STREET****JOHN GRIGSBY SURVEY, ABSTRACT NO. 495****DALLAS, DALLAS COUNTY, TEXAS**

BEING a 376 square foot or 0.0086 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being a portion of the right-of-way of Main Street (100 foot right-of-way recorded in Fair View Addition, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 93, Page 23, Deed Records, Dallas County, Texas; said tract adjoining Lots 10 & 11, Block 7/827 of said Fair View Addition, same being described as Tract 2 of Special Warranty Deed with Vendor's Lien to Partners Main Hill, LLC, a Texas limited liability company as recorded in Instrument Number 201700212122, Official Public Records, Dallas County, Texas, and being between the elevations of 475.78 feet and 480.28 feet mean sea level or between 8.5 feet and 13.0 feet above the sidewalk paving adjoining Main Street, being more particularly described by metes and bounds as follows:

COMMENCING at a "X" cut in concrete found (controlling monument) for the intersection of the northwest right-of-way line of Main Street (100' right-of-way), and the southwest right-of-way line of Hill Avenue (60' right-of-way) as dedicated by said Fair View Addition, same being the east corner of Lot 8, Block 7/827 of said Fair View Addition, same being the east corner of that tract of land described as Tract 1 of said Partner Main Hill, LLC tracts;

THENCE South 44 degrees 41 minutes 26 seconds West, along the said northwest right-of-way line of Main Street and the southeast line of said Block 7/827, passing a 1/2 inch iron rod found at 50.00 feet (controlling monument) for the south corner of said Lot 8, Block 7/827, same being the east corner of Lot 9, Block 7/827 of said Fair View Addition and continuing for a total distance of 103.00 feet to a point for corner in the southeast line of said Lot 10, Block 7/827, same being the POINT OF BEGINNING;

THENCE South 45 degrees 18 minutes 34 seconds East, traversing said Main Street right-of-way, a distance of 4.00 feet to a point for corner;

THENCE South 44 degrees 41 minutes 26 seconds West, continuing to traverse said Main Street right-of-way, a distance of 94.00 feet to a point for corner;

THENCE North 45 degrees 18 minutes 34 seconds West, continuing to traverse said Main Street right-of-way, a distance of 4.00 feet to a point for corner lying in the said northwest right-of-way line of Main Street and the southeast line of said Lot 11, Block 7/827;

THENCE North 44 degrees 41 minutes 26 seconds East, along the said northwest right-of-way line of Main Street and the southeast line of said Lots 11 & 10, Block 7/827, a distance of 94.00 feet to the PLACE OF BEGINNING and containing 376 square feet of 0.0086 acres of land.



J.R. JANUARY, R.P.L.S.# 5382

(For SPRG use only)

Reviewed By: A.G.Date: 11.27.2024SPRG NO: 6772

TEXAS HERITAGE
SURVEYING, LLC

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BEARINGS ARE BASED ON THE STATE
PLANE COORDINATE SYSTEM, TEXAS
NORTH CENTRAL ZONE 4202, NORTH
AMERICAN DATUM OF 1983,
REALIZATION OF 2011.

Job# 2302163-1
Date: 11/14/2023
Drawn: KO
Scale: 1" = 50'
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AERIAL LICENSE AGREEMENT

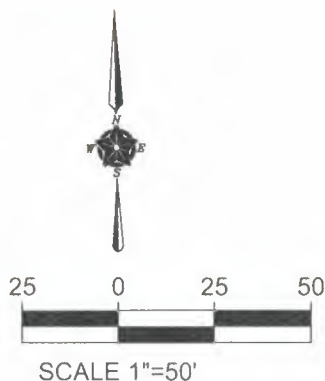
PART OF MAIN STREET

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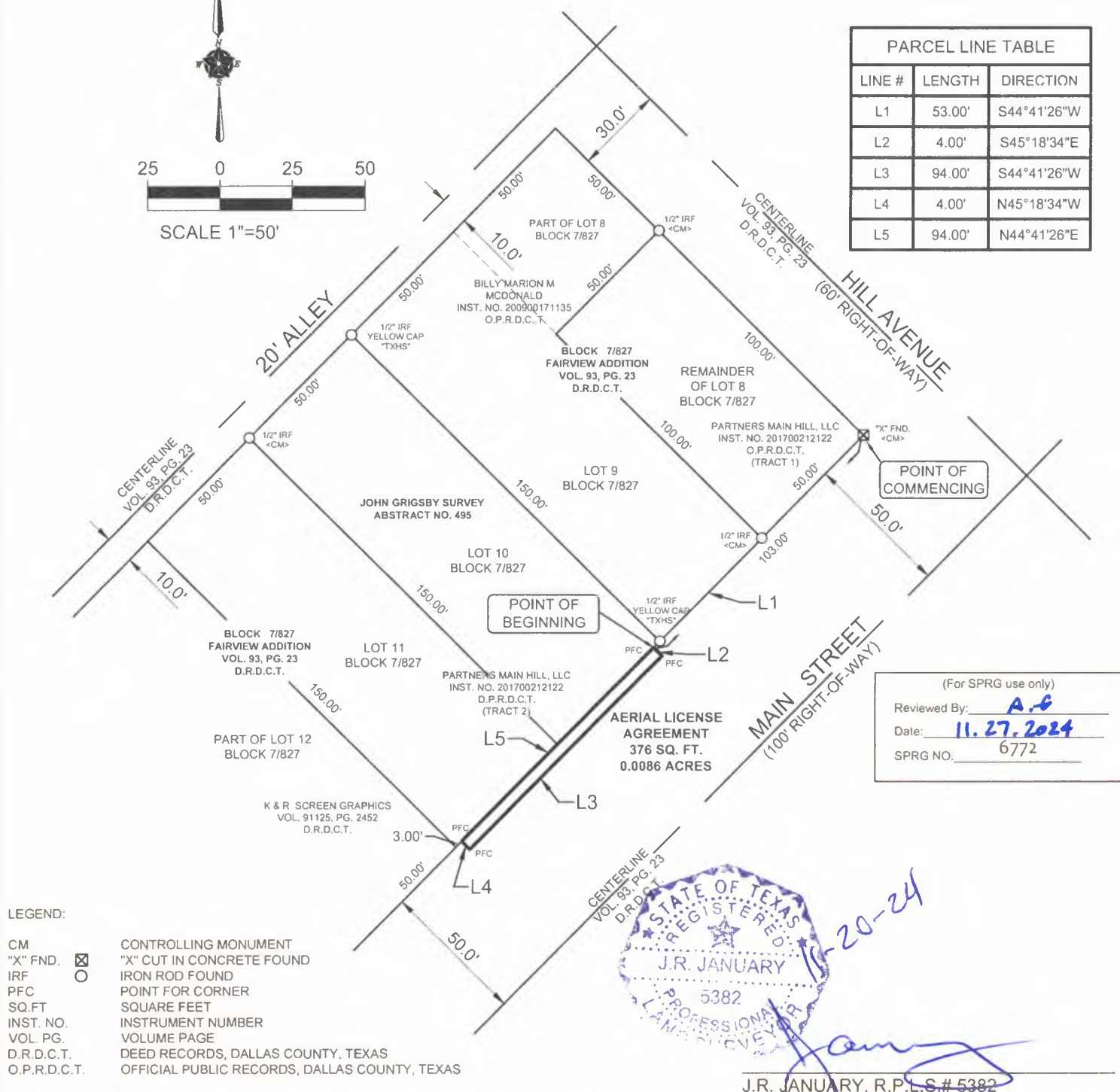
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JOHN GRIGSBY SURVEY, ABSTRACT NO. 495

DALLAS, DALLAS COUNTY, TEXAS



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	53.00'	S44°41'26"W
L2	4.00'	S45°18'34"E
L3	94.00'	S44°41'26"W
L4	4.00'	N45°18'34"W
L5	94.00'	N44°41'26"E



LEGEND:

CM	CONTROLLING MONUMENT
"X" FND.	"X" CUT IN CONCRETE FOUND
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
SQ.FT	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



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