

**LICENSE AGREEMENT**

Portion of a 20-foot Alley  
Adjacent to Lots 23A, Lot 1A and Lot 21B, Block 104/3087  
W. H. Hord Survey, Abstract No. 560  
City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 160 square foot (0.004 acre) tract of land situated in the W. H. Hord Survey, Abstract No. 560, City of Dallas, Dallas County, Texas; said tract being a portion of a 20-foot Alley, dedicated by Oak Cliff Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 3, Page 516 of the Map Records of Dallas County, Texas; adjacent to the following; Lot 23A, Block 104/3087, Dallas County Administration Building Two, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 202300144390 of the Official Public Records of Dallas County, Texas; that certain tract of land described in Special Warranty Deed to East Jefferson Partners, Inc., Recorded in Instrument Number 201900170579 of said, and including, Lot 21B, Block 104/3087, a Shelter Ministries Addition II, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2002077, Page 66 of the Deed Records of Dallas County, Texas, which shares a point of contact (corner adjacency) with the licensed area, that certain tract of land described in Special Warranty Deed to East Jefferson Partners, Inc. Recorded in Instrument Number 201900033174 and Lot 1A, Block 104/3087, Dallas County Administration Building, an addition to the City of Dallas, Texas according to the plat recorded in Document No. 202100334211 of the Official Public Records of Dallas County, Texas; 160 square foot (0.004 acre) tract being more particularly described as follows:

**COMMENCING**, at a mag nail with washer stamped "PACHECO KOCH DC2" found at the intersection of the north right-of-way line of Eleventh Street (a 60-foot wide right-of-way) recorded in Volume 89, Page 1 of the said Deed Records and recorded in Volume 3, Page 516 of the said Map Records and the east line of said 20-foot Alley; said point being the southwest corner of Lot 23A;

**THENCE**, North 01 degree, 02 minutes, 01 second West, departing the said north line of Eleventh Street, along the west line of said Lot 23A and the said east line of a 20-foot alley, a distance of 191.90 feet to the **POINT OF BEGINNING**;

**THENCE**, South 88 degrees, 57 minutes, 59 seconds West departing the west line of said Lot 23A and the east line of said 20-foot Alley and into and across said 20-foot alley, a distance of 20.00 feet to a point for corner; said point being on the west line of said 20-foot Alley and on the east line of said Lot 1A;

**THENCE**, North 01 degree, 02 minutes, 01 second West, along the said east line of Lot 1A and the west line of the 20-foot Alley, a distance of 8.00 feet to a point for corner;

**THENCE**, North 88 degrees, 57 minutes, 59 seconds East, departing the said east line of Lot 1A, the west line of the 20-foot alley and into and across said 20-foot Alley, a distance of 20.00 feet to a point of corner on the said east line of said 20-foot alley and on the west line of Lot 23A; from said point a mag nail in concrete found (Controlling Monument) on the said east line of said 20-foot Alley and being the northwest corner of said Lot 23A and the southwest corner of Lot 21B, Block 104/3087, a Shelter Ministries Addition II, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2002077, Page 66 of the Deed Records of Dallas County, Texas, bears (North 01 degree, 02 minutes West, a distance of 0.10 feet)

**THENCE**, South 01 degrees, 02 minutes, 01 seconds East, along the said east line of 20-foot Alley and the said west line of Lot 23A, a distance of 8.00 feet to the **POINT OF BEGINNING**;

**CONTAINING**: 160 square feet or 0.004 acres of land, more or less.

(Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202, Distances reported have been scaled utilizing the TxDOT Dallas County combined scale factor of 1.000136506):

  
Luis M. Gonzalez  
Registered Professional Land Surveyor No. 6793  
Westwood Professional Services  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10074301  
R0068275.01EX1.doc  
R0068275.01EX1.dwg DC

1/7/2026  
Date

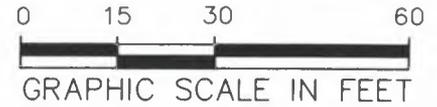


(For SPRG use only)  
Reviewed By:   
Date: 01.06.2026  
SPRG NO: 6988

LEGEND

---	PROPERTY LINE
---	LICENSE AGREEMENT LINE
---	EXISTING EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
MAG	MAG NAIL W/WASHER STAMPED "PACHECO KOCH DCAB" FOUND
SF	SQUARE FOOT
VOL.	VOLUME PG. - PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
<b>P.O.B.</b>	POINT OF BEGINNING

LOT 23A, BLOCK 104/3087  
 DALLAS COUNTY ADMINISTRATION  
 BUILDING TWO  
 (DOC. NO. 202300144390)  
 (O.R.D.C.T.)  
 PART OF  
 EAST JEFFERSON PARTNERS, INC.  
 (INST. NO. 201900170579)  
 (O.P.R.D.C.T.)



W.H. HORD SURVEY, ABSTRACT NO. 560

**POINT OF COMMENCING**

MAG NAIL W/WASHER STAMPED  
 "PACHECO KOCH DC2" SET  
 (C.M.)

SIDEWALK EASEMENT  
 (DOC. NO. 202100334211)  
 (O.R.D.C.T.)

LOT 21B, BLOCK 104/3087  
 SHELTER MINISTRIES  
 ADDITION II  
 (VOL. 2002077, PG. 66)  
 (D.R.D.C.T.)  
 MAG-NAIL IN  
 CONCRETE FOUND  
 (C.M.)

SEE DETAIL

S 01°02'01" E  
 8.00'

**P.O.B.**

N 01°02'01" W 191.90'

**20-FOOT ALLEY**

N 88°57'59" E  
 20.00'

S 88°57'59" W  
 20.00' (VOL. 3, PG. 516)  
 (M.R.D.C.T.)

15'x15' ALLEY  
 SIGHT EASEMENT  
 (DOC. NO. 202100334211)  
 (O.R.D.C.T.)

N 01°02'01" W  
 8.00'

LICENSE  
 AGREEMENT  
 160 SF  
 (0.004 ACRES)

2.5' WATER EASEMENT  
 (DOC. NO. 202100334211)  
 (O.R.D.C.T.)

15'x15' ALLEY SIGHT EASEMENT  
 (DOC. NO. 202100334211)  
 (O.R.D.C.T.)

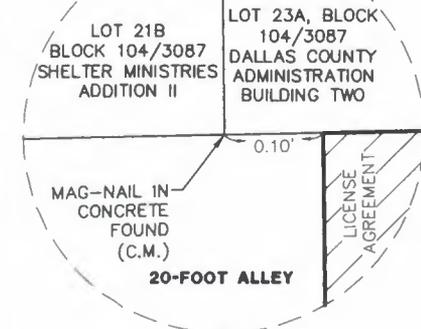
LOT 1A, BLOCK 104/3087  
 DALLAS COUNTY ADMINISTRATION  
 BUILDING  
 (DOC. NO. 202100334211)  
 (O.P.R.D.C.T.)  
 PART OF  
 EAST JEFFERSON PARTNERS, INC.  
 (INST. NO. 201900033174)  
 (O.P.R.D.C.T.)

(For SPRG use only)

Reviewed By: [Signature]  
 Date: 01.08.2026  
 SPRG NO: 6588

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011), Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.



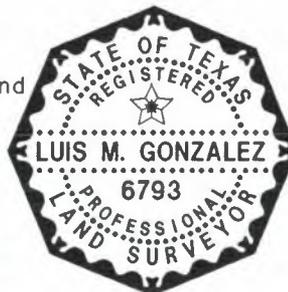
DETAIL NOT TO SCALE

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the license agreement tract described.

Luis M. Gonzalez Date 1/7/2026

Luis M. Gonzalez  
 Registered Professional  
 Land Surveyor No. 6793

TBPELS. ENGINEERING FIRM NO. 11756  
 TBPELS SURVEYING FIRM NO. 10074301



**Westwood**

Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231  
 972.235.3031

westwoodps.com

**LICENCE AGREEMENT**

PORTION OF A 20-FOOT ALLEY  
 ADJACENT TO LOTS 23A, LOT 1A AND LOT 21B  
 BLOCK 104/3087

W. H. HORD SURVEY, ABSTRACT NO. 560,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PAGE 2 OF 2

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DC/LMG	LMG	1"=30'	JANUARY 2026	R0068275.01