

LICENSE AGREEMENT
A PORTION OF JAN PRUITT WAY
ADJACENT TO BLOCK 14/145 AND BLOCK 13/146 FARMER'S MARKET ADDITION, PHASE 2
CITY OF DALLAS, DALLAS COUNTY, TEXAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495

EXHIBIT A

PROPERTY DESCRIPTION

BEING a 19 square feet/0.0004 of an acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, same being a portion of Jan Pruitt Way (a 35 foot public right-of-way by City of Dallas Resolution 17-0617 and as shown in Farmer's Market Addition, Phase 1 recorded in Instrument Number 202000142504 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.)) and being more particularly described as follows:

COMMENCING at an "x" cut in concrete found at the intersection of the northeast line of Pearl Expressway (a variable width right-of-way dedicated in Volume 67, Page 218 Deed Records, Dallas County, Texas (D.R.D.C.T.)) and the southeast line of Taylor Street (a variable width right-of-way dedicated in Volume 4, Page 350 D.R.D.C.T.), said "x" being the west corner of Lot 3A, Block 14/145 of Farmer's Market Addition, Phase 1, an addition to the City of Dallas according to the plat recorded in Instrument Number 202000142504 O.P.R.D.C.T.

THENCE South 36°00'00" East, along said northeast line of Pearl Expressway for a distance of 200.00 feet to an "x" cut in concrete found for corner, said "x" being the intersection of said northeast line of Pearl Expressway with the southeast line of aforementioned Jan Pruitt Way;

THENCE North 54°00'00" East, along said southeast line of Jan Pruitt Way for a distance of 167.38 feet to a point for corner and being the POINT OF BEGINNING;

THENCE North 36°00'00" West, departing said southeast line and traveling over and across said Jan Pruitt Way for a distance of 4.67 feet to a point for corner;

THENCE North 54°00'00" East a distance of 4.00 feet to a point for corner;

THENCE South 36°00'00" East a distance of 4.67 feet to a point for corner in the aforementioned southeast line of Jan Pruitt Way;

THENCE South 54°00'00" West, along said southeast line of Jan Pruitt Way for a distance of 4.00 feet to the POINT OF BEGINNING and containing 19 square feet/0.0004 of an acre of land, more or less.

NOTES:

cm = controlling monument

D.R.D.C.T. = Deed Records, Dallas County, Texas

O.P.R.D.C.T. = Official Public Records, Dallas County, Texas

"x" fnd = "x" cut in concrete found for corner

Basis of Bearings is the northeast line (North 36°00'00" West) of Pearl Expressway, as shown on plat of Farmer's Market Addition, Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Instrument No. 202000142504 O.P.R.D.C.T.



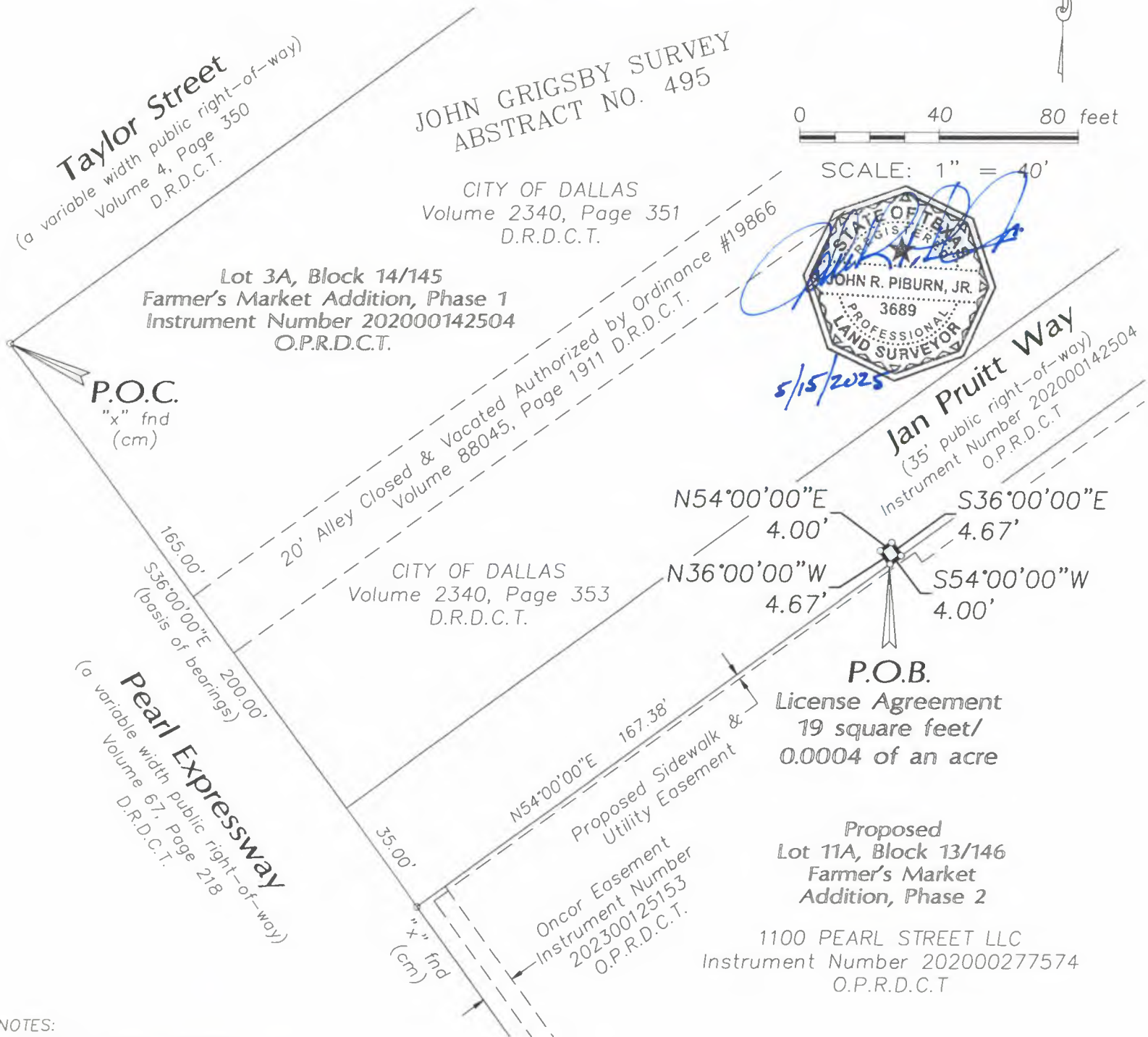
(For SPRG use only)	
Reviewed By:	<u>A.G</u>
Date:	<u>5/20/2025</u>
SPRG NO.:	<u>6937</u>



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