

LICENSE AGREEMENT  
BRUTON ROAD AND CITADEL DRIVE  
ADJACENT TO BLOCK 1/6710  
SOLOMON CARVER SURVEY, ABSTRACT NO. 260  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Description of a 375 square foot, or 0.0086 of an acre, tract of land situated in the Solomon Carver Survey, Abstract No. 260, City of Dallas, Dallas County, Texas and being a portion of Bruton Road (County Road No.43), a 100-foot wide public right-of-way at this point, according to the deeds recorded in Volume 2205, Page 1, Volume 4752, Page 153, Volume 80073, P. 935, Volume 80003, P. 370, Volume 80073, P. 931, Deed Records, Dallas County, Texas, and by the plat of Bruton Park Addition as recorded in Volume 17, Page 187, Map Records, Dallas County Texas; said 375 square foot tract also being a portion of Citadel Drive (formerly Niagra Drive), a 60 -foot wide public right-of-way created by the plat of said Bruton Road Park Addition; said 375 square foot tract also being adjacent to Lot 1A, Block 1/6710, Prairie Creek Academy, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 98117, Page 80, Deed Records of Dallas County, Texas, said Lot 1A having been conveyed to the Dallas Independent School District by General Warranty Deed recorded in Volume 97128, Page 5850, Deed Records, Dallas County, Texas; said 375 square foot tract being more particularly described by metes and bounds as follows:

BEGINNING, at a cut "+" in concrete found for the south end of the corner clip at the intersection of the south right-of-way line of Bruton Road (100 foot wide public right-of-way), with the west right-of-way line of Citadel Drive (formerly Niagra Drive), a 60 -foot wide public right-of-way created by the plat of said Bruton Road Park Addition; from which a found 1/2-inch iron rod with plastic cap stamped "Pacheco & Koch" at the southwest corner of said Lot 1A, Block 1/6710 bears South 00 degrees 00 minutes 00 seconds East - 415.00 feet and North 90 degrees 00 minutes 00 seconds West - 160.00 feet and North 00 degrees 00 minutes 00 seconds East - 3.00 feet and North 90 degrees 00 minutes 00 seconds West - feet 265.00 feet from the point of beginning;

THENCE, North 45 degrees 00 minutes 00 seconds West, a distance of 14.14 feet to a point for corner; said point also being on the north line of said Lot 1A, Block 1/6710; said point also being on the south right-of-way line of said Bruton Road;

THENCE, North 90 degrees 00 minutes 00 seconds West, with said south right-of-way line, a distance of 128.37 feet;

THENCE, North 00 degrees 00 minutes 00 seconds East, a distance of 1.50 feet to a point for corner;

THENCE, North 90 degrees 00 minutes 00 seconds East, a distance of 140.33 feet to a point for corner;

THENCE, South 00 degrees 00 minutes 00 seconds East, a distance of 60.05 feet to a point for corner;

THENCE, North 90 degrees 00 minutes 00 seconds West, a distance of 1.96 feet to a point for corner; said point also being on the east line of said Lot 1A, Block 1/6710; said point also being on the west right-of-way line of said Citadel Drive;

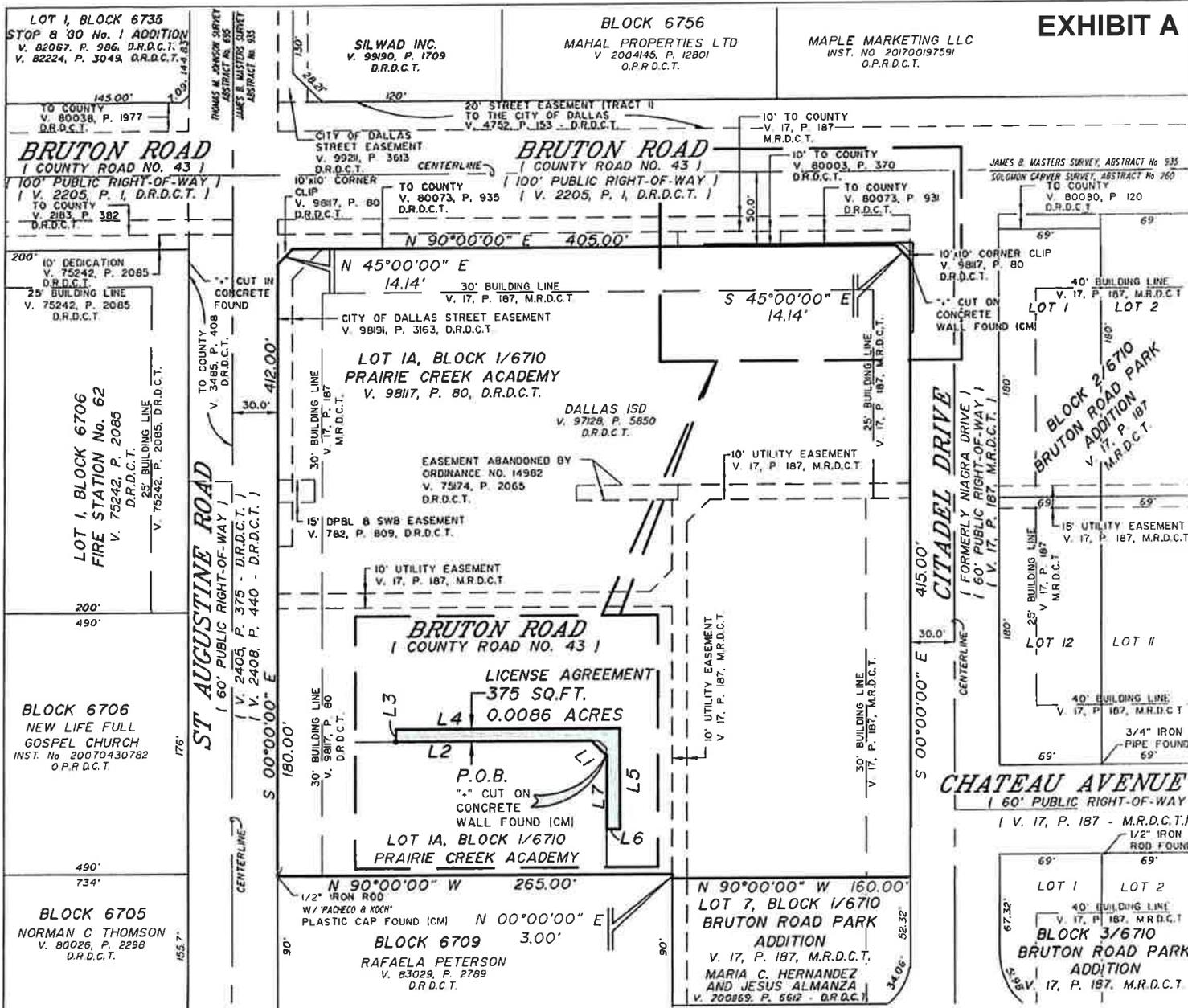
THENCE, North 00 degrees 00 minutes 00 seconds East, with said west right-of-way line, a distance of 48.55 feet to the POINT OF BEGINNING;

CONTAINING 375 square feet or 0.0086 acres of land more or less.

Bearing system for this survey is based upon the south right-of-way line of Bruton Road, bearing North 90 degrees 00 minutes 00 seconds East, according to the plat of Prairie Creek Academy recorded in Volume 98117, Page 80, Deed Records, Dallas County, Texas.

(For SPRG use only)  
Reviewed by: G.S.  
Date: 2-2-21  
SPRG NO: 5503

*Talbot*  
*1/20/21*

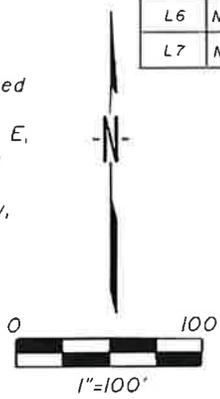


**LEGEND**  
 M.R.D.C.T.- Map Records, Dallas County, Texas  
 D.R.D.C.T.- Deed Records, Dallas County, Texas  
 O.P.R.D.C.T.- Official Public Records, Dallas County, Texas  
 P.O.B.- Point of Beginning  
 P.O.C.- Point of Commencing  
 (CM)- Controlling Monument  
 Inst. No.- Instrument Number  
 V.- Volume  
 P.- Page  
 SQ.FT.- Square Feet

EASEMENT LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 45°00'00" W	14.14'
L2	N 90°00'00" W	128.37'
L3	N 00°00'00" E	1.50'
L4	N 90°00'00" E	140.33'
L5	S 00°00'00" E	60.05'
L6	N 90°00'00" W	1.96'
L7	N 00°00'00" E	48.55'

**NOTES:**  
 Bearing system for this survey is based upon the south right-of-way line of Bruton Road, bearing N 90° 00' 00" E, according to the plat of Prairie Creek Academy recorded in Volume 98117, Page 80, Deed Records, Dallas County, Texas.

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*Therese Sulmasy*  
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 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Gonzalez & Schneeberg**  
 engineers - surveyors  
 2100 Lakeside Boulevard  
 Suite 200, Richardson, Texas 75082  
 (972) 516-8855  
 TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00  
 DATE: JANUARY, 2021 PROJ. NO.: 6905-20-06-05 DWG. NO.: 6905-Wdl Licnsa.dwg