

EXHIBIT A

**LICENSE AGREEMENT
PART OF ABBOTT AVENUE
ADJACENT TO CITY OF DALLAS BLOCK 4/2022,
W.B. COATS SURVEY, ABSTRACT NO. 780,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 204 square foot (0.005 acre) tract of land situated in the W.B. Coats Survey, Abstract No. 780, City of Dallas, Dallas County, Texas and being a portion of Abbott Avenue, (a 50' Right-of-way) dedicated to the City of Dallas by Northern Hills Subdivision according to the plat recorded in Volume 2 Page 145 of the Map Records of Dallas County, Texas, adjacent to Block 4/2022 and being more particularly described as follows:

COMMENCING at a Concrete Monument, and a $\frac{3}{8}$ " iron rod, found for the intersection of the north right-of-way line of Edgewater Street, (a 40' wide right-of-way) dedicated by said Northern Hills Subdivision, and the west right-of-way of said Abbott Avenue, and being the southeast corner of Lot 3, Block 4/2022, North Hills Subdivision described in Warranty Deed to Donald James McNamara Jr. & Joan P. McNamara recorded in Instrument Number 202000187555 of the Deed Records of Dallas County;

THENCE, N 22° 49' 13" E, 163.56 feet with said west right of way line, and east line of Lot 3, Block 4/2022, to the southwest corner of this easement, and the POINT OF BEGINNING;

THENCE, with said west right-of-way line, the east line of Lot 3, Block 4/2022, as follows: N 22° 49' 13" E, 38.49 feet to a $\frac{3}{4}$ " iron rod found, at the beginning of a tangent curve to the left, with a radius of 40.00 feet, a central angle of 29° 33' 03", a chord that bears N 08° 02' 41" E, 20.60 feet with an arc distance of 20.83 feet to a point, at the most northwestern corner of this easement;

THENCE, departing west right-of-way line, the east line of Lot 3, Block 4/2022, the following courses and distances: N 83° 07' 24" E, 3.50 feet, at the beginning of a tangent curve to the right, with a radius of 43.50 feet, a central angle of 29° 33' 45", a chord that bears S 08° 02' 20" W, 22.39 feet with an arc distance of 22.65 feet; S 22° 49' 13" W, 34.72 feet to the south east corner of this easement; S 65° 41' 44" W, 5.14 feet to the POINT OF BEGINNING and CONTAINING 204 SQ. FT., 0.005 ACRES OF LAND MORE OR LESS.

BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

DATE: JUNE 19, 2024



GARY L. HARDIN, RPLS NO. 4207
FIRM REGISTRATION NO. 10114700
W.O. #2406049 SHEET 1 OF 2

(For SPRG use only)	
Reviewed by:	<u>M.M.</u>
Date:	<u>01.22.2025</u>
SPRG No.	<u>6749</u>



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ADJACENT TO CITY OF DALLAS BLOCK 4/2022,
W.B. COATS SURVEY, ABSTRACT NO. 780,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

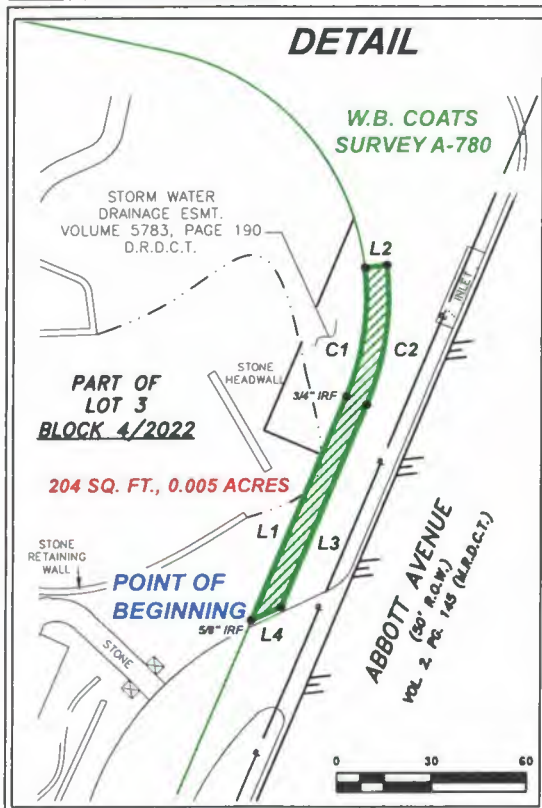
LEGEND

FND = FOUND
IRF = IRON ROD FOUND
C.M. = CONCRETE MONUMENT
I.R. = IRON ROD
R.O.W. = RIGHT OF WAY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY TEXAS
VOL. = VOLUME
PG. = PAGE

0 60 120

SCALE: 1"= 60 FEET

(For SPRG use only)
Reviewed by: M.M.
Date: 01.22.2025
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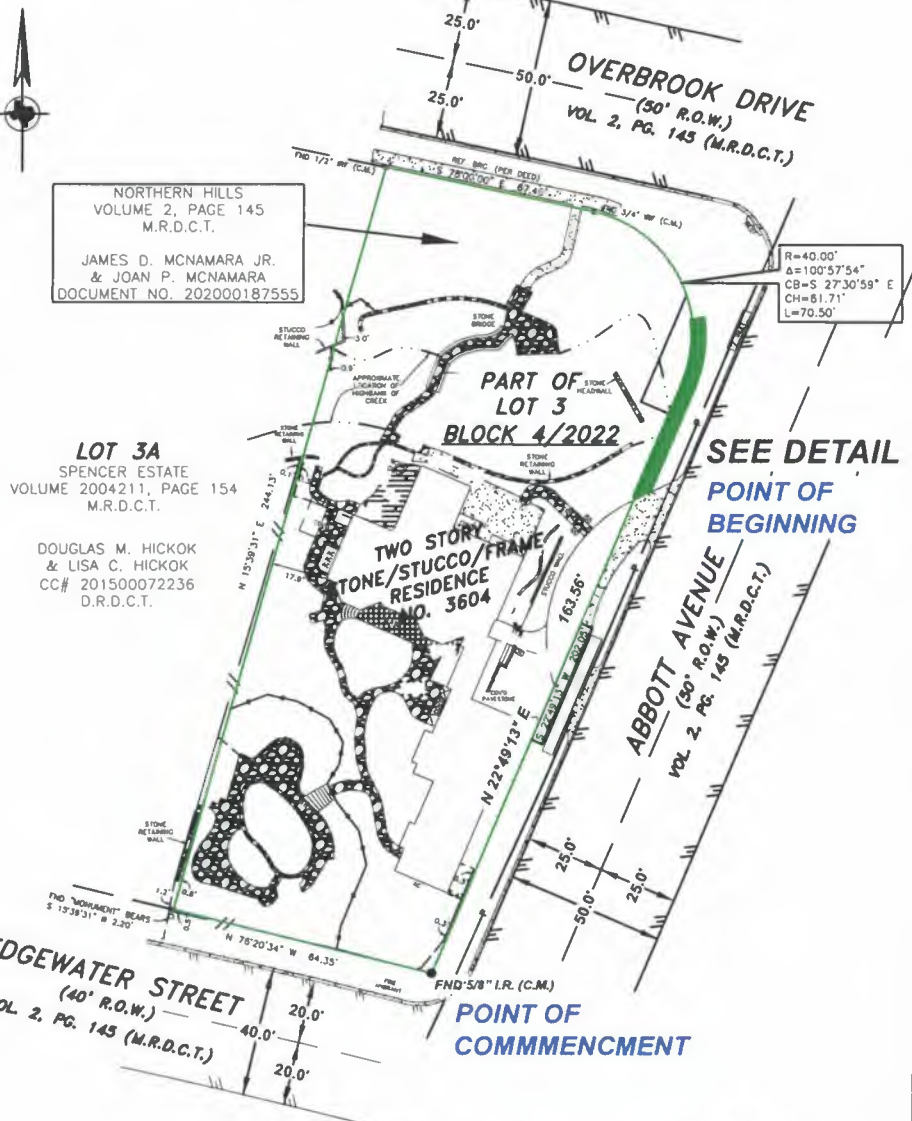


**BASIS OF BEARINGS:
TEXAS COORDINATE
SYSTEM NORTH
CENTRAL ZONE NAD 83**

LINE	BEARING	DISTANCE
L1	N 22°49'13" E	38.49'
L2	N 83°07'24" E	3.50'
L3	S 22°49'13" W	34.72'
L4	S 85°41'44" W	5.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE
C1	40.00'	20.83'	20.60'	N 08°02'41" E	29°33'03"
C2	43.50'	22.65'	22.39'	S 08°02'20" W	29°33'45"

GARY L. HARDIN R.P.L.S. # 4207
SIGNATURE VOID IF NOT SIGNED IN BLUE INK



HARDIN SURVEYING

201 E. MASON STREET
MABANK, TEXAS 75147
(903) 887-5674 FIRM# 10114700

DATE PERFORMED: JUNE 19, 2024
SCALE: 1"= 80 FEET
WORK ORDER # 2406049
FIELD BY: TS
CHECKED BY: TP
THIS SURVEY WAS PERFORMED FOR:
WILD LAND DEVELOPMENT CONSULTING, LLC

SHEET 2 OF 2