

LICENSE AGREEMENT

Portion of Austin Street
Adjacent to City Block 1082
J. N. Bryan Survey, Abstract No. 149,
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 751 square foot (0.017 acre) tract of land situated in the J. N. Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, adjacent to City Block 1082; said tract being a portion of Austin Street (a 60-foot wide right-of-way) dedicated to the City of Dallas, Texas as recorded in Volume 135, Page 264 and Volume 194, Page 133 of the Deed Records of Dallas County, Texas; and being adjacent to Tract No. 1 Libbie Schepps LLC, by Warranty Deed, as recorded in Volume 93183, Page 2165 of Deed Records, Dallas County, Texas; said 751 square foot (0.017 acre) tract being more particularly described as follows:

COMMENCING, at a "+" cut in concrete found (Controlling Monument), on the northeast line of said Austin Street; said point also being the south corner of that certain tract of land described in Special Warranty Deed to Design & Production Inc. dba DS ARTS, recorded in Volume 99131, Page 2417 of said Deed Records and a west corner of that certain tract of land described as Tract No. 2, Libbie Schepps, LLC, recorded in Volume 93183, Page 2165 of the said Deed Records; from said point a 3/8-inch iron rod found (controlling monument) found bears North 50 degrees, 45 minutes, 51 seconds West, a distance of 222.99 feet;

THENCE, South 50 degrees, 45 minutes, 51 seconds East, along said northeast line of Austin Street, at a distance of 65.01 feet passing the south corner of said "Tract No. 2" and the west corner of "Tract No. 1" of said Libbie Schepps, LLC addition, continuing for a total distance of 179.43 feet to THE POINT OF BEGINNING

THENCE, South 50 degrees, 45 minutes, 51 seconds East, continuing along said northeast line of Austin Street and the southwest line of said "Tract No. 1", a distance of 70.33 feet to a point for corner;

THENCE, departing the said northeast line of Austin Street and the southwest line of said Tract No.1 and into and across said Austin Street, the following five (5) calls:

South 39 degrees, 14 minutes, 09 seconds West, a distance of 13.86 feet to a point for corner;

North 50 degrees, 45 minutes, 51 seconds West, a distance of 36.00 feet to a point for corner;

North 39 degrees, 14 minutes, 09 seconds East, a distance of 6.53 feet to a point for corner;

North 50 degrees, 45 minutes, 51 seconds West, a distance of 34.33 feet to a point for corner;

North 39 degrees, 14 minutes, 09 seconds East, a distance of 7.33 feet to the POINT OF BEGINNING.

CONTAINING: 751 square feet or 0.017 acres of land, more or less.

Bearing basis for this survey is based on the State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone 4202. All distance shown have been scaled using the TxDot combined scale factor of Dallas County of 1.000136506

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement abandonment tract described.

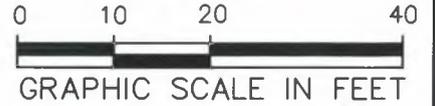
Handwritten signature of Luis M. Gonzalez and date 12/11/2025

Luis M. Gonzalez
Registered Professional Land Surveyor No. 6793
Westwood Professional Services, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10074301
R0060233.00EX3.doc R0060233.00EX3.dwg DC



Form for SPRG use only with fields for Reviewed By (A.G.), Date (12/19/2025), and SPRG NO (7119).

(For SPRG use only)  
 Reviewed By: A.G  
 Date: 12/19/2025  
 SPRG NO: 7119



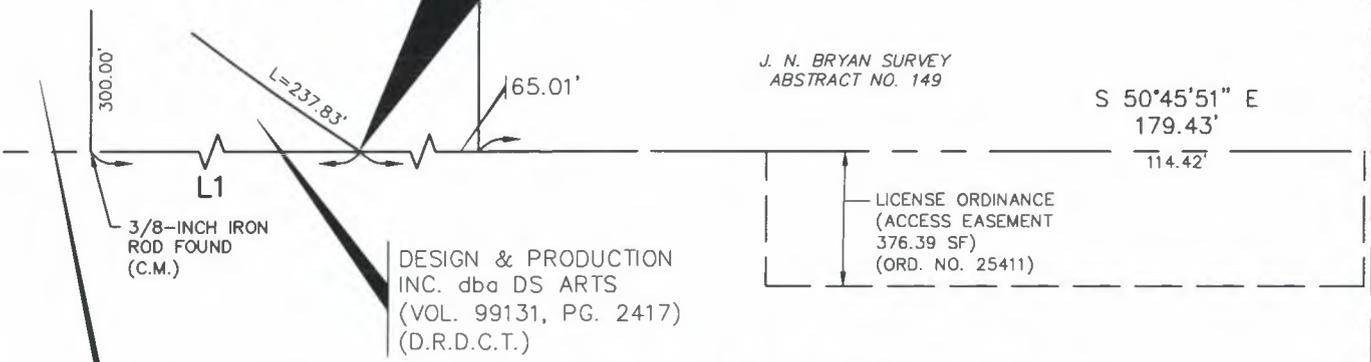
TRACT NO. 2  
 LIBBIE SCHEPPS, LLC  
 (VOL. 93183, PG. 2165)  
 (D.R.D.C.T.)

CITY BLOCK 1082  
 TRACT NO. 1  
 LIBBIE SCHEPPS, LLC  
 (VOL. 93183, PG. 2165)  
 (D.R.D.C.T.)

**POINT OF COMMENCING**

"+" CUT IN CONCRETE FOUND (C.M.)

CITY BLOCK 1082



J. N. BRYAN SURVEY  
 ABSTRACT NO. 149

S 50°45'51" E  
 179.43'  
 114.42'

3/8-INCH IRON ROD FOUND (C.M.)

DESIGN & PRODUCTION INC. dba DS ARTS  
 (VOL. 99131, PG. 2417)  
 (D.R.D.C.T.)

LICENSE ORDINANCE (ACCESS EASEMENT)  
 376.39 SF  
 (ORD. NO. 25411)

LOT 1, BLOCK A/1082  
 ALAMO DRAFTHOUSE CINEMA ADDITION  
 (INST. NO. 201600088724)  
 (O.P.R.D.C.T.)

**AUSTIN STREET**

(60' RIGHT-OF-WAY)  
 (VOL. 135, PG. 264)  
 (VOL. 194, PG. 133)  
 (D.R.D.C.T.)

MATCH LINE (SEE PAGE 3)

**LEGEND**

- PROPERTY LINE
- - - LICENSE AGREEMENT
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- (C.M.) - CONTROLLING MONUMENT
- ORD. NO. - ORDINANCE NUMBER
- D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
- SF - SQUARE FEET
- VOL. - VOLUME PG. - PAGE

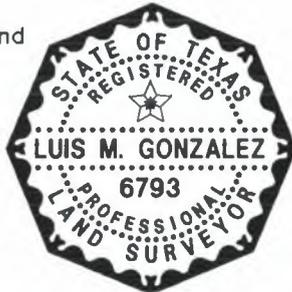
**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 50°45'51" W	222.99'

**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. All Distances shown have been scale using the TxDot combines surface scale factor for Dallas County of 1.000136506.

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*  
 Luis M. Gonzalez Date  
 Registered Professional Land Surveyor No. 6793  
 TBPELS. ENGINEERING FIRM NO. 11756  
 TBPELS SURVEYING FIRM NO. 10074301

**Westwood**

7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231  
 972.235.3031

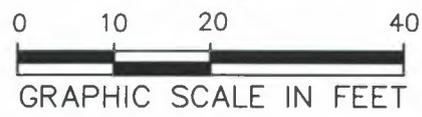
westwoodps.com

**LICENSE AGREEMENT**

PORTION OF AUSTIN STREET  
 ADJACENT TO CITY BLOCK 1082  
 J. N. BRYAN SURVEY, ABSTRACT NO. 149,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PAGE 2 OF 3

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DC	LMG	1"=20'	DEC. 2025	R0060233.00

(For SPRG use only)  
 Reviewed By: A.G.  
 Date: 12/19/2025  
 SPRG NO: 7119

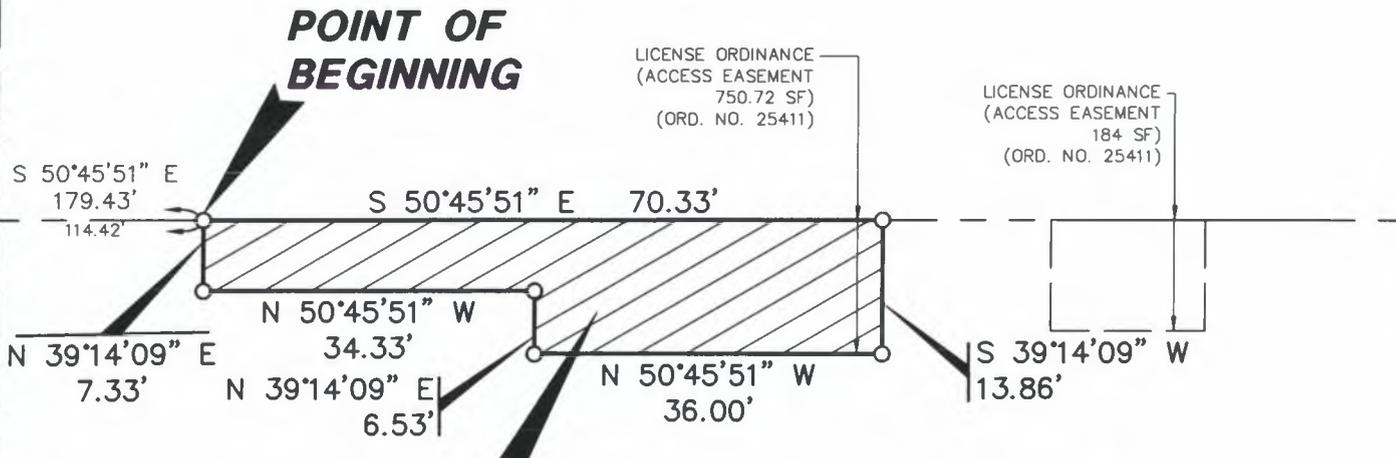


CITY BLOCK 1082

TRACT NO. 1  
 LIBBIE SCHEPPS, LLC  
 (VOL. 93183, PG. 2165)  
 (D.R.D.C.T.)

J. N. BRYAN SURVEY  
 ABSTRACT NO. 149

MATCH LINE (SEE PAGE 2)



**LICENSE AGREEMENT**  
 751 SF  
 (0.017 ACRES)

**AUSTIN STREET**

(60' RIGHT-OF-WAY)  
 (VOL. 135, PG. 264)  
 (VOL. 194, PG. 133)  
 (D.R.D.C.T.)

LEGEND	
---	PROPERTY LINE
---	LICENSE AGREEMENT
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT
ORD. NO.	- ORDINANCE NUMBER
D.R.D.C.T.	- DEED RECORDS OF DALLAS COUNTY TEXAS
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
SF	- SQUARE FEET
VOL.	- VOLUME PG. - PAGE

**NOTES:**

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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. All Distances shown have been scale using the TxDot combines surface scale factor for Dallas County of 1.000136506.

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

**LICENSE AGREEMENT**

PORTION OF AUSTIN STREET  
 ADJACENT TO CITY BLOCK 1082  
 J. N. BRYAN SURVEY, ABSTRACT NO. 149,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PAGE 3 OF 3

**Westwood**  
 Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231  
 972.235.3031  
 westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DC	LMG	1"=20'	DEC. 2025	R0060233.00

**LICENSE AGREEMENT**

Portion of Austin Street  
Adjacent to City Block 1082  
J.N. Bryan Survey, Abstract No. 149,  
City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 293 square foot (0.007 acre) tract of land situated in the J. N. Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, adjacent to City Block 1082; said tract being a portion of Austin Street (a 60-foot wide right-of-way) dedicated to the City of Dallas, Texas as recorded in Volume 135, Page 264 and Volume 194, Page 133 of the Deed Records of Dallas County, Texas; and being adjacent to Tract 1, Libbie Schepps, LLC., by Warranty Deed, as recorded in Volume 93183, Page 2165 of Deed Records, Dallas County, Texas; said 293 square foot, 0.007 acre tract being more particularly described as follows:

**COMMENCING**, at a "+" cut in concrete found (Controlling Monument) on the northeast line of said Austin Street; said point also being the south corner of that certain tract of land described in Special Warranty Deed to Design & Production Inc. dba DS ARTS, recorded in Volume 99131, Page 2417 of said Deed Records and a west corner of that certain tract of land described as "Tract No. 2" in Warranty Deed to Libbie Schepps, LLC, recorded in Volume 93183, Page 2165 of the said Deed Records; from said point a 3/8-inch iron rod found (controlling monument) found bears North 50 degrees, 45 minutes, 51 seconds East, a distance of 222.99 feet;

**THENCE**, South 50 degrees, 45 minutes, 51 seconds East, along said northeast line of Austin Street, at a distance of 65.01 feet passing the south corner of said "Tract No. 2" and the east corner of "Tract No. 1" of said Libbie Schepps, LLC addition, continuing for a total distance of 101.48 feet to **THE POINT OF BEGINNING**;

**THENCE**, South 50 degrees, 45 minutes, 51 seconds East, along the said northeast line of Austin Street and the southwest line of said "Tract No. 1", a distance of 49.40 feet to a point for corner;

**THENCE**, departing the said northeast line of Austin Street and the southwest line of said "Tract No.1" and into and across said Austin Street the following three (3) calls:

South 39 degrees, 14 minutes, 09 seconds West, a distance of 5.93 feet to a point for corner;

North 50 degrees, 45 minutes, 51 seconds West, a distance of 49.40 feet to a point for corner;

North 39 degrees, 14 minutes, 09 seconds East, a distance of 5.93 feet to **THE POINT OF BEGINNING**;

**CONTAINING**: 293 square feet or 0.007 acres of land, more or less.

Bearing basis for this survey is based on the State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone 4202. All distance shown have been scaled using the TxDOT combined scale factor of Dallas County of 1.000136506

(A survey plat of even survey date herewith accompanies this description.)

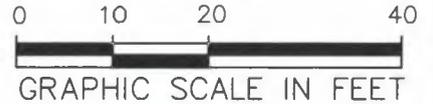
  
Luis M. Gonzalez  
09/05/2025  
Date  
Registered Professional Land Surveyor No. 6793  
Westwood Professional Services, Inc.  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10074301  
R0060233.00EX1-2.doc  
R0060233.00EX1-2.dwg DC/JRM



(For SPRG use only)	
Reviewed By:	<u>    L.M.    </u>
Date:	<u>    09.11.2025    </u>
SPRG NO:	<u>    6894 6904    </u>

**EXHIBIT A - TRACT 2**

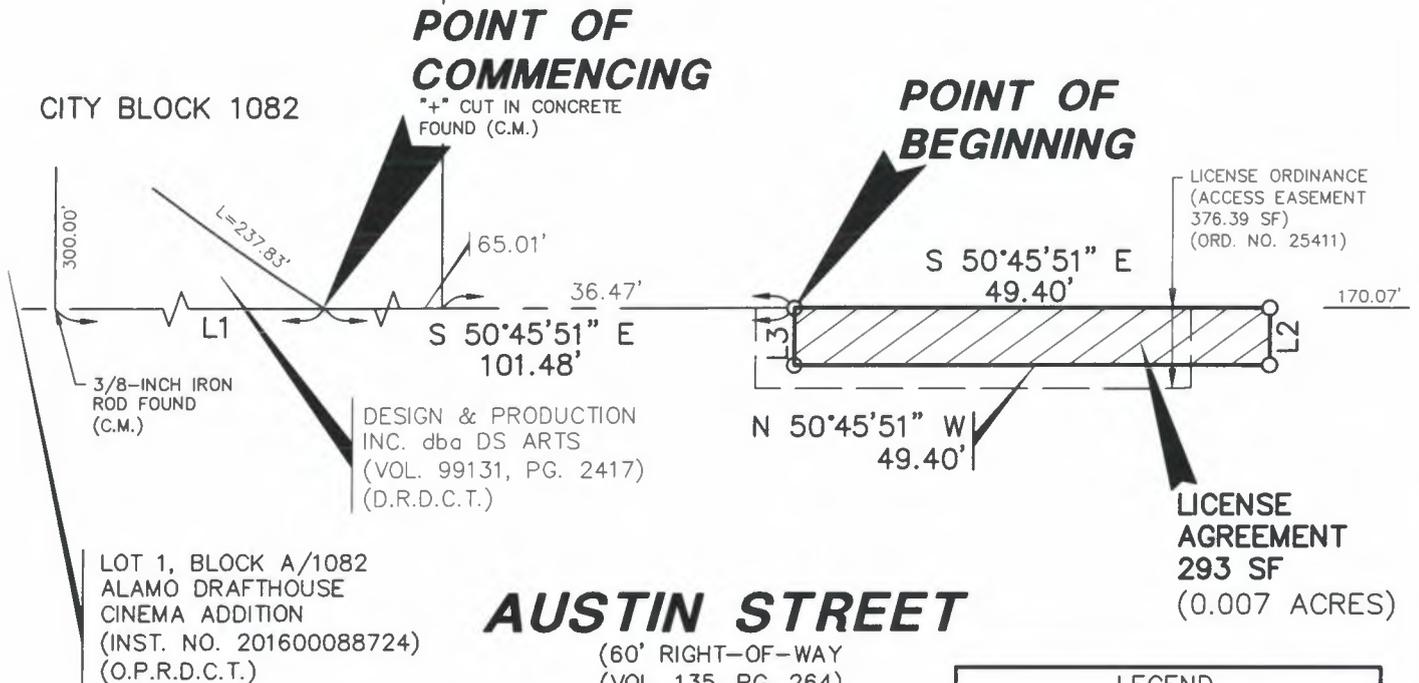
(For SPRG use only)  
 Reviewed By: LLJ  
 Date: 09.11.2025  
 SPRG NO: 6984



TRACT NO. 2  
 LIBBIE SCHEPPS, LLC  
 (VOL. 93183, PG. 2165)  
 (D.R.D.C.T.)

TRACT NO. 1  
 LIBBIE SCHEPPS, LLC  
 (VOL. 93183, PG. 2165)  
 (D.R.D.C.T.)

J. N. BRYAN SURVEY  
 ABSTRACT NO. 149



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 50°45'51" E	222.99'
L2	S 39°14'09" W	5.93'
L3	N 39°14'09" E	5.93'

LEGEND	
---	PROPERTY LINE
---	LICENSE AGREEMENT
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT
ORD. NO.	- ORDINANCE NUMBER
D.R.D.C.T.	- DEED RECORDS OF DALLAS COUNTY TEXAS
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
SF	- SQUARE FEET
VOL.	- VOLUME PG. - PAGE

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
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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 09/05/2025  
 Date

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

**LICENSE AGREEMENT**  
 PORTION OF AUSTIN STREET  
 ADJACENT TO CITY BLOCK 1082  
 J. N. BRYAN SURVEY, ABSTRACT NO. 149,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PAGE 2 OF 2

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DC/JRM	LMG	1"=20'	SEPT. 2025	R0060233.00

N:\0060233.00\CAD\DWG\SURVEY C3D\EXHIBITS\0060233.00EX1 - 2.DWG  
 LMGONZALEZ-GONZALEZ 9/5/2025 9:23 AM

**LICENSE AGREEMENT**

Portion of Austin Street  
Adjacent to City Block 1082  
J. N. Bryan Survey, Abstract No. 149,  
City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 265 square foot (0.006 acre) tract of land situated in the J. N. Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, adjacent to City Block 1082; said tract being a portion of Austin Street (a 60-foot wide right-of-way) dedicated to the City of Dallas, Texas as recorded in Volume 135, Page 264 and Volume 194, Page 133 of the Deed Records of Dallas County, Texas; and being adjacent to Tract 1 Libbie Schepps LLC, by warranty deed, as recorded in Volume 93183, Page 2165 of Deed Records, Dallas County, Texas; said 265 square foot (0.006 acre) tract being more particularly described as follows:

**COMMENCING**, at a "+" cut in concrete found (Controlling Monument), on the northeast line of said Austin Street; said point also being the south corner of that certain tract of land described in Special Warranty Deed to Design & Production Inc. dba DS ARTS, recorded in Volume 99131, Page 2417 of said Deed Records and a west corner of that certain tract of land described as Tract No. 2, Libbie Schepps, LLC, recorded in Volume 93183, Page 2165 of the said Deed Records; from said point a 3/8-inch iron rod found (controlling monument) found bears North 50 degrees, 45 minutes, 51 seconds West, a distance of 222.99 feet;

**THENCE**, South 50 degrees, 45 minutes, 51 seconds East, along said northeast line of Austin Street, at a distance of 65.01 feet passing the south corner of said "Tract No. 2" and the east corner of "Tract No. 1" of said Libbie Schepps, LLC addition, continuing for a total distance of 258.71 feet to **THE POINT OF BEGINNING**

**THENCE**, South 50 degrees, 45 minutes, 51 seconds East, continuing along said northeast line of Austin Street and the southwest line of said "Tract No. 1", a distance of 23.04 feet to a point for corner;

**THENCE**, departing the said northeast line of Austin Street and the southwest line of said Tract No.1 the following three (3) calls:

South 39 degrees, 14 minutes, 09 seconds West, a distance of 11.50 feet to a point for corner;

North 50 degrees, 45 minutes, 51 seconds West, a distance of 23.04 feet to a point for corner;

North 39 degrees, 14 minutes, 09 seconds East, a distance of 11.50 feet to the **POINT OF BEGINNING**;

**CONTAINING**: 265 square feet or 0.006 acres of land, more or less.

Bearing basis for this survey is based on the State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone 4202. All distance shown have been scaled using the TxDot combined scale factor of Dallas County of 1.000136506

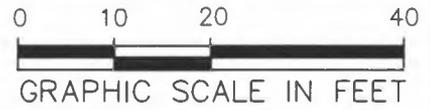
  
09/05/2025  
Luis M. Gonzalez Date  
Registered Professional Land Surveyor No. 6793  
Westwood Professional Services, Inc.  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10074301  
R0060233.00EX2.doc  
R0060233.00EX2.dwg DC



(For SPRG use only)	
Reviewed By:	<u>M.M.</u>
Date:	<u>09.11.2025</u>
SPRG NO:	<u>6983</u>

**EXHIBIT A - TRACT 3**

(For SPRG use only)  
 Reviewed By: M.M.  
 Date: 09.11.2025  
 SPRG NO: 6983



TRACT NO. 2  
 LIBBIE SCHEPPS, LLC  
 (VOL. 93183, PG. 2165)  
 (D.R.D.C.T.)

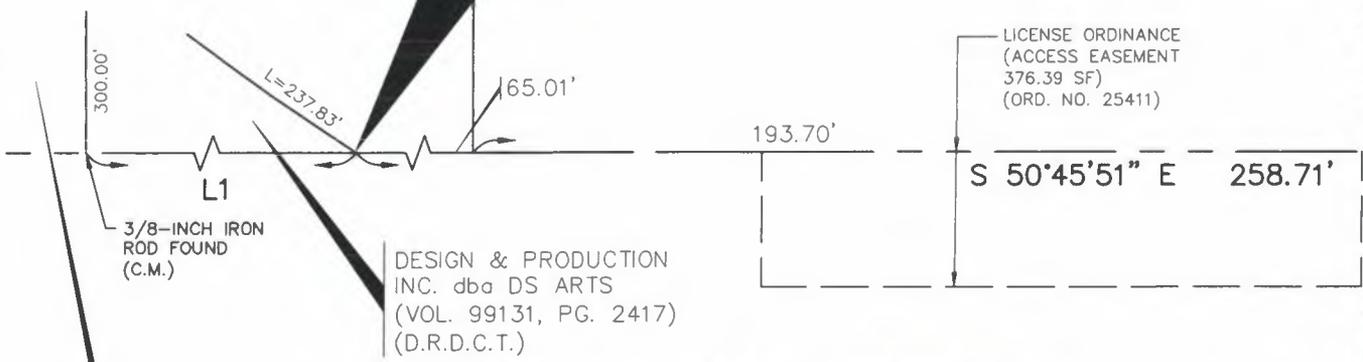
CITY BLOCK 1082  
 TRACT NO. 1  
 LIBBIE SCHEPPS, LLC  
 (VOL. 93183, PG. 2165)  
 (D.R.D.C.T.)

J. N. BRYAN SURVEY  
 ABSTRACT NO. 149

**POINT OF COMMENCING**

\*+ CUT IN CONCRETE FOUND (C.M.)

CITY BLOCK 1082



LOT 1, BLOCK A/1082  
 ALAMO DRAFTHOUSE  
 CINEMA ADDITION  
 (INST. NO. 201600088724)  
 (O.P.R.D.C.T.)

DESIGN & PRODUCTION  
 INC. dba DS ARTS  
 (VOL. 99131, PG. 2417)  
 (D.R.D.C.T.)

**AUSTIN STREET**

(60' RIGHT-OF-WAY  
 (VOL. 135, PG. 264)  
 (VOL. 194, PG. 133)  
 (D.R.D.C.T.)

LEGEND	
---	PROPERTY LINE
---	LICENSE AGREEMENT
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT
ORD. NO.	- ORDINANCE NUMBER
D.R.D.C.T.	- DEED RECORDS OF DALLAS COUNTY TEXAS
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
SF	- SQUARE FEET
VOL.	- VOLUME PG. - PAGE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 50°45'51" W	222.99'
L2	S 39°14'09" W	11.50'
L3	N 39°14'09" E	11.50'

**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. All Distances shown have been scale using the TxDot combines surface scale factor for Dallas County of 1.000136506.

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.



*[Signature]* 09/05/2025  
 Luis M. Gonzalez Date  
 Registered Professional Land Surveyor No. 6793  
 TBPELS. ENGINEERING FIRM NO. 11756  
 TBPELS SURVEYING FIRM NO. 10074301

**Westwood**

7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231  
 972.235.3031

westwoodps.com

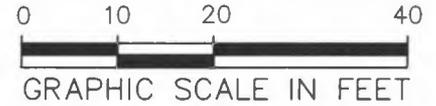
**LICENSE AGREEMENT**  
 PORTION OF AUSTIN STREET  
 ADJACENT TO CITY BLOCK 1082  
 J. N. BRYAN SURVEY, ABSTRACT NO. 149,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PAGE 2 OF 3

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DC	LMG	1"=20'	SEPT. 2025	R0060233.00

N:\0060233.00\06 CAD\DWG\SURVEY CSD\EXHIBITS\0060233.00EX2.DWG

**EXHIBIT A - TRACT 3**

(For SPRG use only)  
 Reviewed By: M.M.  
 Date: 09.11.2025  
 SPRG NO: 6983



CITY BLOCK 1082

TRACT NO. 1  
 LIBBIE SCHEPPS, LLC  
 (VOL. 93183, PG. 2165)  
 (D.R.D.C.T.)

J. N. BRYAN SURVEY  
 ABSTRACT NO. 149

MATCH LINE (SEE PAGE 2)

**POINT OF BEGINNING**



**AUSTIN STREET**

(60' RIGHT-OF-WAY  
 (VOL. 135, PG. 264)  
 (VOL. 194, PG. 133)  
 (D.R.D.C.T.)

LEGEND	
---	PROPERTY LINE
---	LICENSE AGREEMENT
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT
ORD. NO.	- ORDINANCE NUMBER
D.R.D.C.T.	- DEED RECORDS OF DALLAS COUNTY TEXAS
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
SF	- SQUARE FEET
VOL.	- VOLUME PG. - PAGE

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

**Westwood**

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 DALLAS, TX 75231  
 972.235.3031

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**LICENSE AGREEMENT**  
 PORTION OF AUSTIN STREET  
 ADJACENT TO CITY BLOCK 1082  
 J. N. BRYAN SURVEY, ABSTRACT NO. 149,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PAGE 3 OF 3

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DC	LMG	1"=20'	SEPT. 2025	R0060233.00

N:\0060233.00\06 CAD\DWG\SURVEY C3D\EXHIBITS\0060233.00EX2.DWG LMGONZALEZ-GONZALEZ 9/5/2025 9:24 AM