

LICENSE AGREEMENT  
PORTION OF AKARD STREET

EXHIBIT A

Adjacent to BLOCK A/76  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

BEING a 11 square foot tract of land situated in the John Grigsby Survey, Abstract No. 495, abutting Block A/76 in the City of Dallas, Dallas County, Texas, being a part of Akard Street (a 50' wide right-of-way) shown on Smith Murphy and Martin Addition as recorded in Volume 143, Page 403, Deed Records, Dallas County, Texas (D.R.D.C.T.) and abutting a tract of land owned by BVF-II Kirby Limited Partnership in the Special Warranty Deed recorded in Instrument Number 201000288517 of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and also abutting Lot 1, Block A/76 of Kirby Addition, an addition to the City of Dallas, as shown on the plat recorded in Volume 99113, Page 34, D.R.D.C.T., said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a "V" cut in concrete found for corner at the southeast intersection of the East right-of-way line of said Akard Street and the South right-of-way line of Elm Street (a 80' wide right-of-way), same being the northwest corner of said Lot 1, Block A/76;

THENCE along the East line of said Akard Street, S14°00'00"E, a distance of 6.69 feet to a "X" cut in concrete set for corner for the POINT OF BEGINNING;

THENCE continuing along the East line of said Akard Street, S14°00'00"E, a distance of 14.00 feet to a "X" cut in concrete set for corner;

THENCE departing the East line of said Akard Street, S76°00'00"W, a distance of 0.75 feet to a "X" cut in concrete set for corner;

THENCE N14°00'00"W, a distance of 14.00 feet to a "X" cut in concrete set for corner;

THENCE N76°00'00"E, a distance of 0.75 feet to the POINT OF BEGINNING and containing 11 square feet or 0.0003 acres of land.



(For SPRG use only)

Reviewed by: [Signature]  
Date: 07.24.2014  
SPRG NO.: 2943

BASIS OF BEARING:

The basis of bearings shown hereon, N76°00'00"E, is the southerly right-of-way line of Elm Street per Final Plat of the Kirby Addition recorded in Volume 99113, Page 34 of the Deed Records, Dallas County, Texas.

**BROCKETTE · DAVIS · DRAKE, Inc.**  
**consulting engineers**

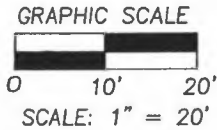
Civil & Structural Engineering · Surveying  
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204  
(214)824-3847, fax (214) 824-7064

29552

EXHIBIT A ~~TRACT 7~~

# LICENSE AGREEMENT PORTION OF AKARD STREET

Adjacent to BLOCK A/76  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas



CENTERLINE

## Elm Street

(80' R.O.W.)  
ORDINANCE BOOK 1-A, PG. 131-146



S14°00'00"E 6.69' (C.M.) "V" FND P.O.C. N76°00'00"E

L4 "XS" "XS" P.O.B.

11 SQ. FT.  
0.0003 ACRES

BVF-II KIRBY  
LIMITED PARTNERSHIP  
INST. NO. 201000288517  
O.P.R.D.C.T.

LOT 1, BLOCK A/76  
KIRBY ADDITION  
Vol. 99113, Pg. 34  
D.R.D.C.T.

Akard Street

(50' R.O.W.)  
VOL. 143, PG. 403  
D.R.D.C.T.  
AERIAL ABANDONMENT  
ORDINANCE NO. 22500

L3  
L1  
L2  
S14°00'00"W 179.31'  
"XS" "XS"

"X" FND  
(C.M.)

CENTERLINE

Parcel Line Table		
Line #	Direction	Length
L1	S14°00'00"E	14.00'
L2	S76°00'00"W	0.75'
L3	N14°00'00"W	14.00'
L4	N76°00'00"E	0.75'

### LEGEND

- "V" FND v-cut found
- "X" FND x-cut found
- "XS" x-cut set
- C.M. controlling monument
- R.O.W. right-of-way
- INST. NO. Instrument Number
- VOL., PG. Volume, Page
- P.O.C. Point of Commencing
- P.O.B. Point of Beginning
- O.P.R.D.C.T. Official Public Records, Dallas County, Texas
- D.R.D.C.T. Deed Records, Dallas County, Texas
- M.R.D.C.T. Map Records, Dallas County, Texas

## Main Street

(79.5' R.O.W.)  
ORDINANCE BOOK 1-A,  
PG. 131-146

(For SPRG use only)

Reviewed by: *[Signature]*  
Date: 07.24.2014  
SPRG NO.: 2943

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**consulting engineers**

Civil & Structural Engineering · Surveying  
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(214)824-3647, fax (214) 824-7064

### BASIS OF BEARING:

The basis of bearings shown hereon, N76°00'00"E, is the southerly right-of-way line of Elm Street per Final Plat of the Kirby Addition recorded in Volume 99113, Page 34 of the Deed Records, Dallas County, Texas.

# LICENSE AGREEMENT PORTION OF ELM STREET

Adjacent to BLOCK A/76  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

BEING a 11 square foot tract of land situated in the John Grigsby Survey, Abstract No. 495, abutting Block A/76 in the City of Dallas, Dallas County, Texas, being a part of Elm Street (a 80' wide right-of-way) as established by Ordinance Book 1-A, Pages 131-146 and abutting a tract of land owned by BVF-II Kirby Limited Partnership in the Special Warranty Deed recorded in Instrument Number 201000288517 of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and also abutting Lot 1, Block A/76 of Kirby Addition, an addition to the City of Dallas, as shown on the plat recorded in Volume 99113, Page 34, Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a "V" cut in concrete found for corner at the southeast intersection of the East right-of-way line of Akard Street (a 50' wide right-of-way) and the South right-of-way line of said Elm Street, same being the northwest corner of said Lot 1, Block A/76;

THENCE N76°00'00"E, along the South line of said Elm Street, a distance of 6.93 feet to a "X" cut in concrete set for the POINT OF BEGINNING;

THENCE departing the South line of said Elm Street, N14°00'00"W, a distance of 0.75 feet to a "X" cut in concrete set for corner;

THENCE N76°00'00"E, a distance of 14.00 feet to a "X" cut in concrete set for corner;

THENCE S14°00'00"E, a distance of 0.75 feet to a "X" cut in concrete set for corner in the South line of said Elm Street;

THENCE S76°00'00"W, along the South line of said Elm Street, a distance of 14.00 feet to the POINT OF BEGINNING and containing 11 square feet or 0.0003 acres of land.



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Date: 07-24-2014  
SPRG NO.: 2942

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**consulting engineers**

Civil & Structural Engineering Surveying  
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#### BASIS OF BEARING:

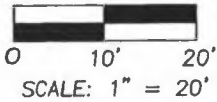
The basis of bearings shown hereon, N76°00'00"E, is the southerly right-of-way line of Elm Street per Final Plat of the Kirby Addition recorded in Volume 99113, Page 34 of the Deed Records, Dallas County, Texas.

LICENSE AGREEMENT  
PORTION OF ELM STREET

Adjacent to BLOCK A/76  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas



GRAPHIC SCALE

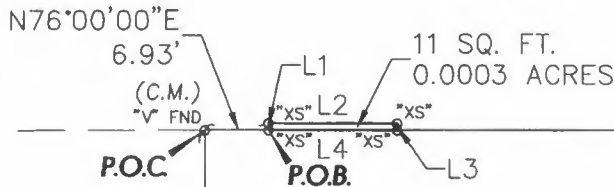


CENTERLINE



Elm Street

(80' R.O.W.)  
ORDINANCE BOOK 1-A, PG. 131-146



Parcel Line Table		
Line #	Direction	Length
L1	N14°00'00"W	0.75'
L2	N76°00'00"E	14.00'
L3	S14°00'00"E	0.75'
L4	S76°00'00"W	14.00'

BVF-II KIRBY  
LIMITED PARTNERSHIP  
INST. NO. 201000288517  
O.P.R.D.C.T.

LOT 1, BLOCK A/76  
KIRBY ADDITION  
Vol. 99113, Pg. 34  
D.R.D.C.T.

Akard Street

(50' R.O.W.)  
VOL. 143, PG. 403  
D.R.D.C.T.

AERIAL ABANDONMENT  
ORDINANCE NO. 22500

N14°00'00"W - 200.00'

CENTERLINE

"X" FND  
(C.M.)

Main Street

(79.5' R.O.W.)  
ORDINANCE BOOK 1-A,  
PG. 131-146

LEGEND

- "V" FND v-cut found
- "X" FND x-cut found
- "XS" x-cut set
- C.M. controlling monument
- R.O.W. right-of-way
- INST. NO. Instrument Number
- VOL., PG. Volume, Page
- P.O.C. Point of Commencing
- P.O.B. Point of Beginning
- O.P.R.D.C.T. Official Public Records, Dallas County, Texas
- D.R.D.C.T. Deed Records, Dallas County, Texas
- M.R.D.C.T. Map Records, Dallas County, Texas

(For SPRG use only)

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Date: 07.24.2014  
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BASIS OF BEARING:

The basis of bearings shown hereon, N76°00'00"E, is the southerly right-of-way line of Elm Street per Final Plat of the Kirby Addition recorded in Volume 99113, Page 34 of the Deed Records, Dallas County, Texas.

# LICENSE AGREEMENT PORTION OF ELM STREET

Adjacent to BLOCK A/76  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

BEING a 3 square foot tract of land situated in the John Grigsby Survey, Abstract No. 495, abutting Block A/76 in the City of Dallas, Dallas County, Texas, being a part of Elm Street (a 80' wide right-of-way) as established by Ordinance Book 1-A, Pages 131-146 and abutting a tract of land owned by BVF-II Kirby Limited Partnership in the Special Warranty Deed recorded in Instrument Number 201000288517 of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and also abutting Lot 1, Block A/76 of Kirby Addition, an addition to the City of Dallas, as shown on the plat recorded in Volume 99113, Page 34, Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a "V" cut in concrete found for corner at the southeast intersection of the East right-of-way line of Akard Street (a 50' wide right-of-way) and the South right-of-way line of said Elm Street, same being the northwest corner of said Lot 1, Block A/76;

THENCE along the South line of said Elm Street, N76°00'00"E, a distance of 24.50 feet to a "X" cut in concrete set for corner for the POINT OF BEGINNING;

THENCE departing the South line of said Elm Street, N14°00'00"W, a distance of 3.75 feet to a "X" cut in concrete set for corner;

THENCE N76°00'00"E, a distance of 0.75 feet to a "X" cut in concrete set for corner;

THENCE S14°00'00"E, a distance of 3.75 feet to a "X" cut in concrete set for corner in the South line of said Elm Street;

THENCE along the South line of said Elm Street, S76°00'00"W, a distance of 0.75 feet to the POINT OF BEGINNING and containing 3 square feet or 0.0001 acres of land.

(For SPRG use only)  
Reviewed by: [Signature]  
Date: 07.24.2014  
SPRG NO.: 2941



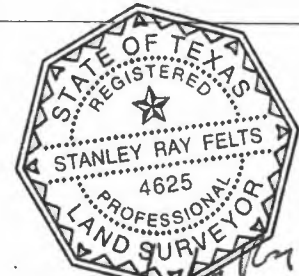
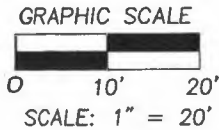
BASIS OF BEARING:  
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**B BROCKETTE · DAVIS · DRAKE , inc.**  
**DD consulting engineers**

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# LICENSE AGREEMENT PORTION OF ELM STREET

Adjacent to BLOCK A/76  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas



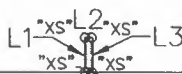
CENTERLINE

## Elm Street

(80' R.O.W.)  
ORDINANCE BOOK 1-A, PG. 131-146

N76°00'00"E  
24.50'

(C.M.)  
"V" FND



P.O.C.

P.O.B.

3 SQ. FT.  
0.0001 ACRES

## Akard Street

(50' R.O.W.)  
VOL. 143, PG. 403  
D.R.D.C.T.

AERIAL ABANDONMENT  
ORDINANCE NO. 22500

N14°00'00"W - 200.00'

BVF-II KIRBY  
LIMITED PARTNERSHIP  
INST. NO. 201000288517  
O.P.R.D.C.T.

LOT 1, BLOCK A/76  
KIRBY ADDITION  
Vol. 99113, Pg. 34  
D.R.D.C.T.

Parcel Line Table

Line #	Direction	Length
L1	N14°00'00"W	3.75'
L2	N76°00'00"E	0.75'
L3	S14°00'00"E	3.75'
L4	S76°00'00"W	0.75'

### LEGEND

- "V" FND v-cut found
- "X" FND x-cut found
- "XS" x-cut set
- C.M. controlling monument
- R.O.W. right-of-way
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- M.R.D.C.T. Map Records, Dallas County, Texas

CENTERLINE

(C.M.)  
"X" FND

## Main Street

(79.5' R.O.W.)  
ORDINANCE BOOK 1-A,  
PG. 131-146

(For SPRG use only)

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### BASIS OF BEARING:

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