

**LICENSE AGREEMENT**

Austin Street  
Adjacent to Block 20/43  
John Neely Bryan Survey, Abstract No. 149  
City of Dallas, Dallas County, Texas

**Exhibit A**

**DESCRIPTION**, of a 108 square foot (0.002 acre) tract of land situated in the John Neely Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas; said tract being part of the right-of-way of Austin Street, adjacent to Block 20/43 (a 65-foot wide right-of-way recorded in the Map of the Town of Dallas according to the plat recorded in Volume 143, Page 401 and in Volume D, Page 698, both of the Deed Records of Dallas County, Texas); said 108 square foot (0.002 acre) tract being more particularly described as follows:

**COMMENCING**, at a point for corner at the intersection of the south right-of-way line of Jackson Street (an 80-foot wide right-of-way recorded in the said Map of the Town of Dallas) and the west right-of-way line of said Austin Street; said point being the northeast corner of a street abandonment authorized by Ordinance No. 25140 and recorded in Volume 2003064, Page 2721 of the said Deed Records; from said point an "X" cut in concrete found bears South 74 degrees, 57 minutes, 27 seconds West, a distance of 14.15 feet (Controlling Monument);

**THENCE**, South 15 degrees, 10 minutes, 33 seconds East, departing the said south line of Jackson Street and along the said west line of Austin Street and the east line of said street abandonment, a distance of 45.51 feet to the **POINT OF BEGINNING**;

**THENCE**, departing the said west line of Austin Street and the east line of said street abandonment and into and across said Austin Street, the following three (3) calls:

North 74 degrees, 49 minutes, 27 seconds East, a distance of 6.00 feet;

South 15 degrees, 10 minutes, 33 seconds East, a distance of 18.00 feet;


South 74 degrees, 49 minutes, 27 seconds West, a distance of 6.00 feet to a point in the said west line of Austin Street and the east line of said street abandonment;

**THENCE**, North 15 degrees, 10 minutes, 33 seconds West, along the said west line of Austin Street and the east line of said street abandonment, a distance of 18.00 feet to the **POINT OF BEGINNING**;

**CONTAINING**: 108 square feet or 0.002 acres of land, more or less.

*(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 License Agreement tract described.

 6/17/24  
Justin W. Waldrip Date

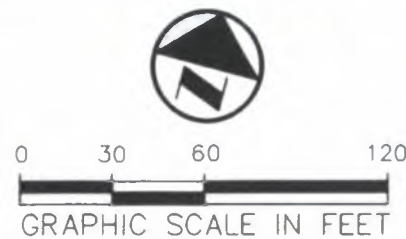
Registered Professional Land Surveyor No. 6179  
Westwood Professional Services, Inc.  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10074301

3075-20 439\_EX3 doc GEB  
3075-20 439\_EX3 dwg GEB



(For SPRG use only)  
Reviewed By: A. Gutierrez  
Date: 06/20/24  
SPRG NO: 6652

LEGEND	
	PROPERTY LINE
	LICENSE AGREEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
<b>P.O.B.</b>	POINT OF BEGINNING
<b>P.O.C.</b>	POINT OF COMMENCING
<b>C.M.</b>	CONTROLLING MONUMENT
<b>D.R.D.C.T.</b>	DEED RECORDS OF DALLAS COUNTY, TEXAS
<b>O.R.D.C.T.</b>	OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS
<b>VOL.</b>	VOLUME
<b>PG.</b>	PAGE
<b>INST. NO.</b>	INSTRUMENT NUMBER
<b>SF</b>	SQUARE FOOT
<b>XF</b>	"X" CUT IN CONCRETE FOUND



# JACKSON STREET

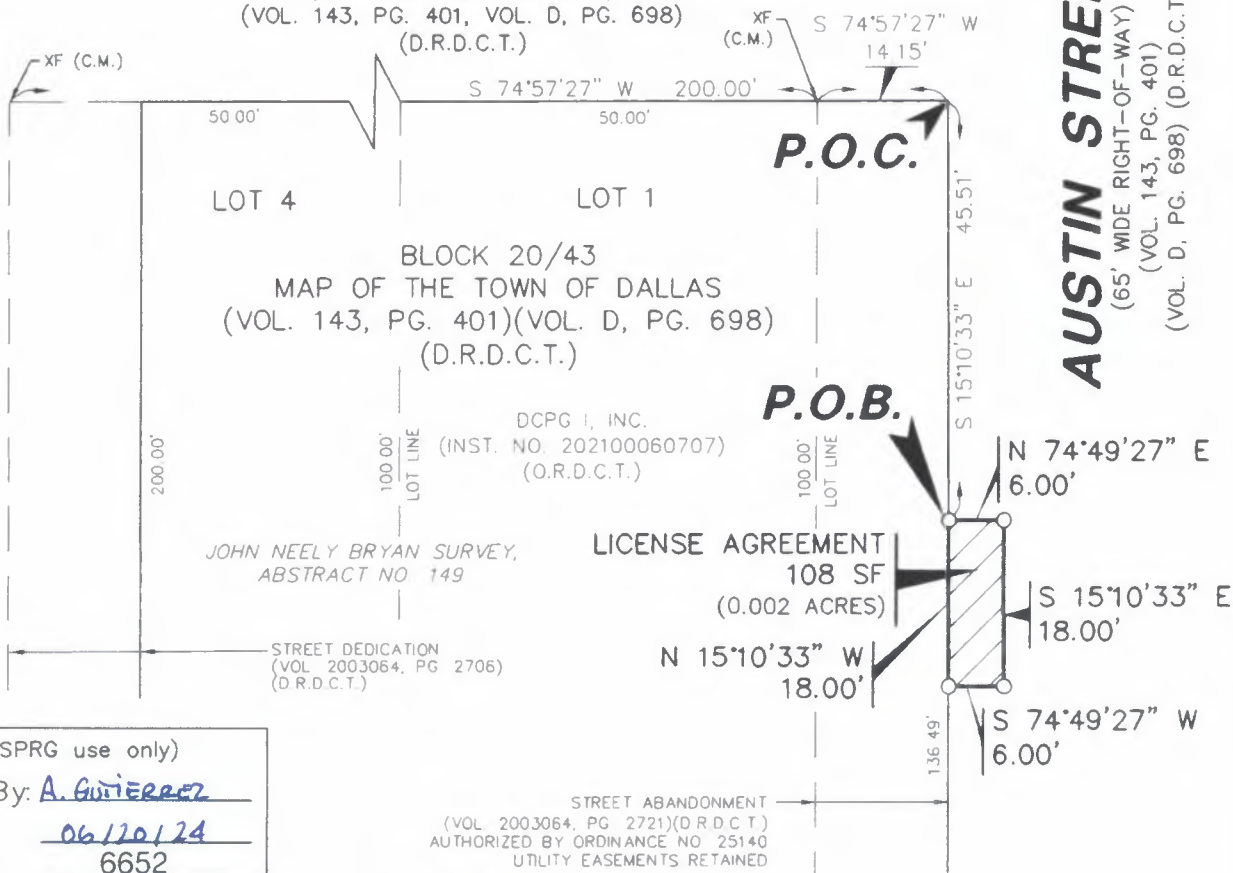
(80' WIDE RIGHT-OF-WAY)  
(VOL. 143, PG. 401, VOL. D, PG. 698)  
(D.R.D.C.T.)

# AUSTIN STREET

(65' WIDE RIGHT-OF-WAY)  
(VOL. 143, PG. 401)  
(VOL. D, PG. 698) (D.R.D.C.T.)

# MARKET STREET

(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 143, PG. 401) (VOL. D, PG. 698)  
(D.R.D.C.T.)



(For SPRG use only)  
Reviewed By: A. Gutierrez  
Date: 06/20/24  
SPRG NO: 6652

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.



- 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, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.

Justin W. Waldrip 6/17/24  
Justin W. Waldrip  
Registered Professional  
Land Surveyor No. 6179

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

## LICENSE AGREEMENT

AUSTIN STREET  
ADJACENT TO BLOCK 20/43  
JOHN NEELY BRYAN SURVEY,  
ABSTRACT NO. 149,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PAGE 2 OF 2

# 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
GEB	KCH	1"=20'	JUNE 2024	3075-20.439