

LICENSE AGREEMENT
PART OF BECKLEY AVENUE
ADJACENT TO CITY OF DALLAS BLOCK C/3369,
GEORGE S. C. LEONARD SURVEY, ABSTRACT NO. 780,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 24 square foot (0.0006 acre) tract of land situated in the George S. C. Leonard Survey, Abstract No. 780, City of Dallas, Dallas County, Texas and being a portion of Beckley Avenue, (a 60' right-of-way) dedicated to the City of Dallas by Zang's Crystal Hill Addition, an addition to the City of Dallas, according to the plat recorded in Volume 1, Page 75 of the Map Records of Dallas County, Texas, adjacent to Block C/3369 and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found for the intersection of the south right-of-way line of Canty Street, (a 60' wide right-of-way) dedicated by said Zang's Crystal Hill Addition, and the west right-of-way line of said Beckley Avenue and being the northeast corner of Lot 6, Block C/3369, Zang's Crystal Hill Addition, and being the northeast corner of a tract of land described in Special Warranty Deed to Antonio Bustamante and Bibiana Bustamante recorded in Volume 2001226, Page 8012 of the Deed Records of Dallas County, Texas;

THENCE with said west right-of-way line, the east line of said Bustamante tract and the east line of said Lot 6, South 0°50'32" East, a distance of 50.34 feet to a 5/8" iron rod with cap stamped "MC SURVEYING" found for the southeast corner of said Bustamante tract, and being the northeast corner of the tract of land described in Special Warranty Deed to Texas Intownhomes, LLC, recorded in Instrument No. 201700000808 of the Official Public Records of Dallas County, Texas and the **POINT OF BEGINNING**;

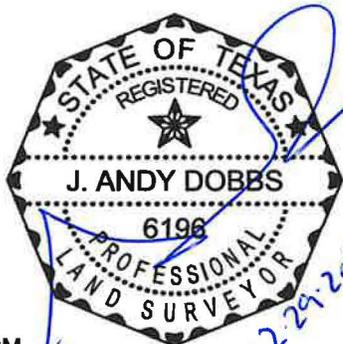
THENCE departing said west right-of-way line, said east line of the Bustamante tract, and said east line of Lot 6, the following courses and distances:

- North 88°53'23" East, a distance of 8.00 feet to a point for corner;
- South 0°50'32" East, a distance of 3.00 feet to a point for corner;
- South 88°53'23" West, a distance of 8.00 feet to a point in said west right-of-way line of Beckley Avenue and in said east line of Lot 6, Block C/3369 for corner;

THENCE with said west right-of-way line and said east line of Lot 6, North 0°50'32" West, a distance of 3.00 feet to the **POINT OF BEGINNING** and containing 24 square feet or 0.0006 acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
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ANDY.DOBBS@KIMLEY-HORN.COM



(For SPRG use only)

Reviewed By: G.S.

Date: 1-14-21

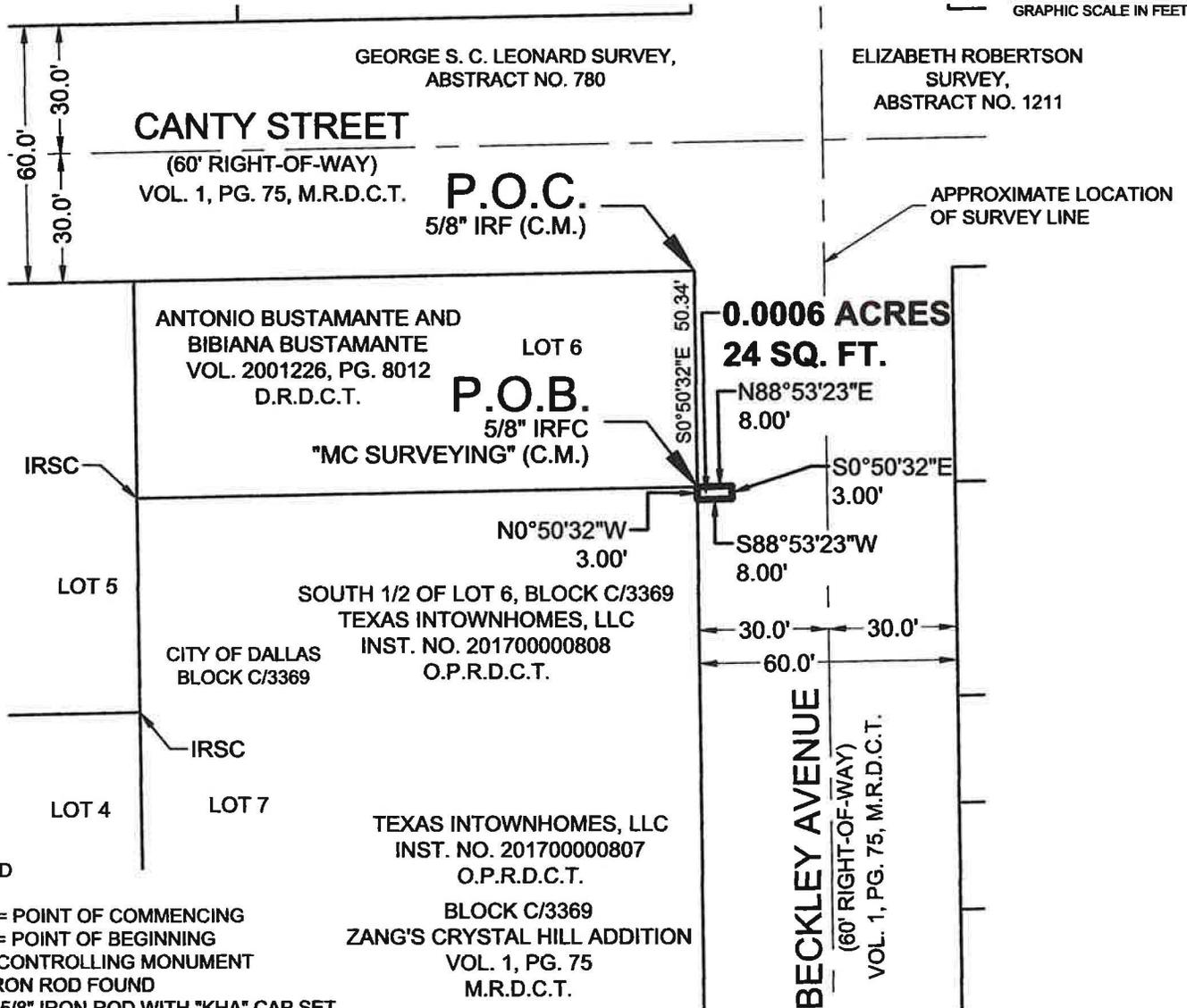
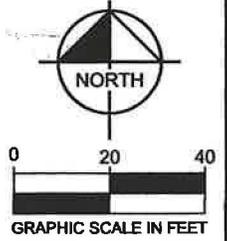
SPRG NO: 5435

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BAB	JAD	JULY 2020	061289717	1 OF 2

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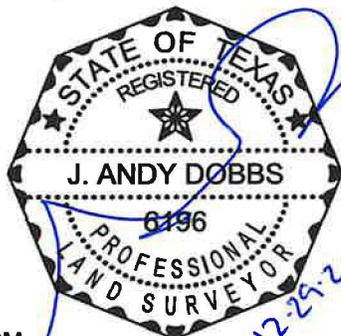
LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- C.M. = CONTROLLING MONUMENT
- IRF = IRON ROD FOUND
- IRSC = 5/8" IRON ROD WITH "KHA" CAP SET
- IRFC = IRON ROD WITH CAP FOUND
- INST. NO. = INSTRUMENT NUMBER
- VOL., PG. = VOLUME, PAGE
- SQ. FT. = SQUARE FEET
- M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES

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12-29-2020

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	BAB	JAD	JULY 2020	061289717	2 OF 2