

SURFACE AND AERIAL LICENSE AGREEMENT  
A PORTION OF YOUNG STREET  
ADJACENT TO 1033 YOUNG STREET, CITY BLOCK 65  
JOHN N BRYAN SURVEY, ABSTRACT NUMBER 149  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**EXHIBIT A — Tract 1**

PROPERTY DESCRIPTION

BEING a 164 square foot (0.004 acre) tract of land situated within the John N Bryan Survey, Abstract Number 149, City of Dallas, Dallas County, Texas, same being a portion of Young Street (a variable width public right-of-way (110 feet at this point) created by deeds recorded in Volume 143, Page 401 & Volume 70022, Page 267 & Volume 71188, Page 1713 Deed Records, Dallas County, Texas) adjacent to City of Dallas Block 65 and being more particularly described as follows:

BEGINNING at a corner in the north line of said Young Street, said corner being North 84°59'49" East a distance of 81.31 feet from an "x" cut in concrete found for corner, said "x" being the southwest corner of said City of Dallas Block 65;

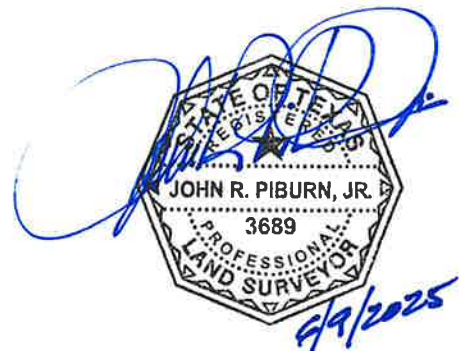
THENCE North 84°59'49" East along said north line of Young Street for a distance of 30.53 feet to a corner and the beginning of a non-tangent curve to the right with a radius of 22.07 feet and a chord which bears South 73°42'21" West a distance of 24.49 feet, said corner also being South 76°30'35" West a distance of 75.76 feet and South 84°59'49" West a distance of 33.41 feet from an "x" cut in concrete found for corner, said "x" being a southeast corner of said City of Dallas Block 65;

THENCE departing said north line of Young Street and along said curve to the right, traveling over and across said Young Street through a central angle of 67°24'19" and an arc length of 25.97 feet to a corner;

THENCE South 09°33'22" East, a distance of 2.09 feet to a corner;

THENCE South 80°26'38" West, a distance of 6.11 feet to a corner;

THENCE North 09°33'22" West, a distance of 7.39 feet to the POINT OF BEGINNING and containing 0.004 of an acre, or 164 square feet of land, more or less.



Bearings are based on a north line of Young Street (North 84°59'49" East) as described in deed to Santa Fe IV Hotel, LP, recorded in Instrument Number 20080125624 Official Public Records, Dallas County, Texas.

(For SPRG use only)	
Reviewed By:	<u>A. G.</u>
Date:	<u>6/16/2025</u>
SPRG NO.:	<u>6946</u>

REV: 06/09/2025  
DATE: 05/12/2025  
Project No. 16042

sheet 1 of 2



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ADJACENT TO 1033 YOUNG STREET, CITY BLOCK 65  
JOHN N BRYAN SURVEY, ABSTRACT NUMBER 149  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A Tract 1

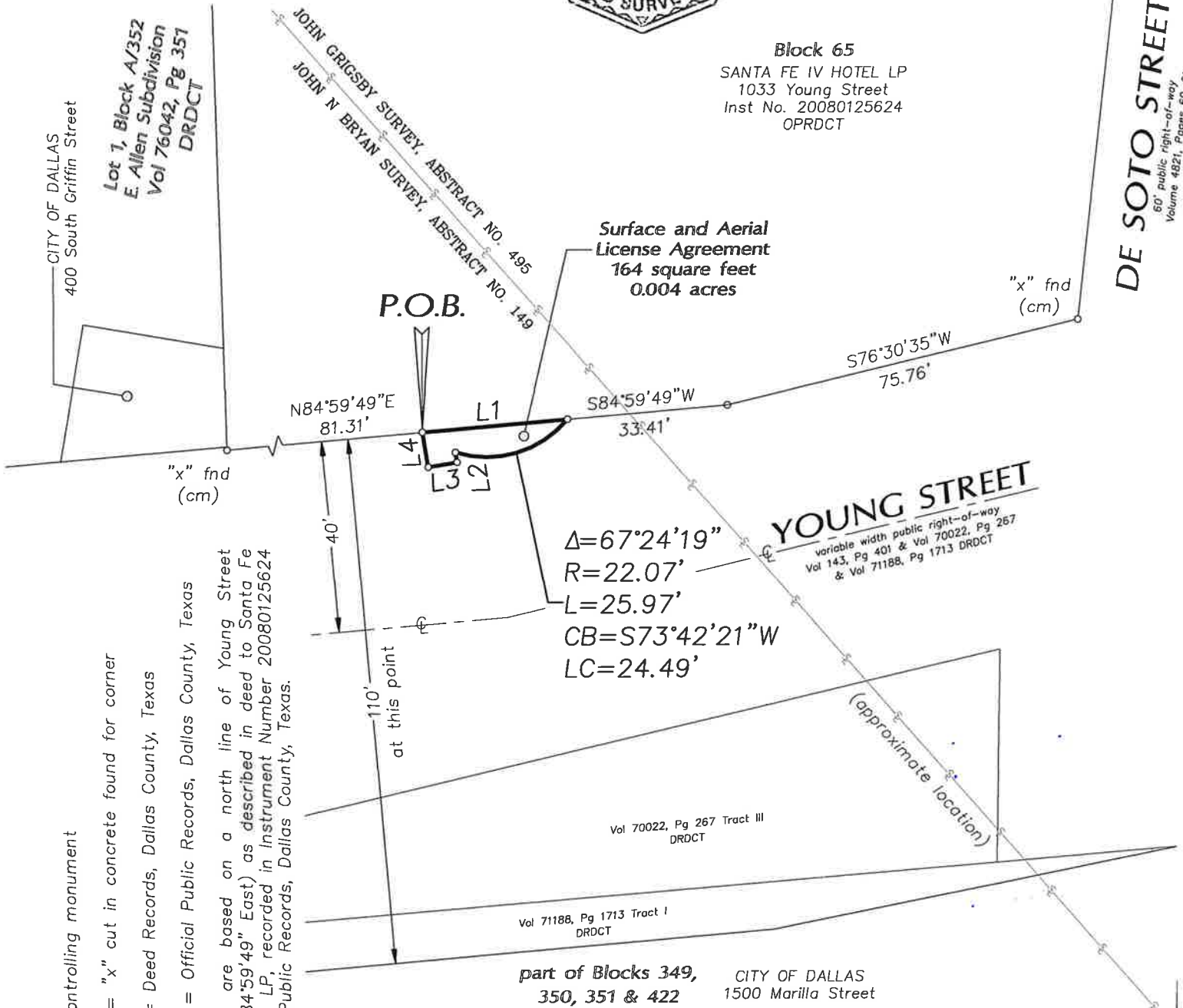
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 84°59'49" E	30.53'
L2	S 09°33'22" E	2.09'
L3	S 80°26'38" W	6.11'
L4	N 09°33'22" W	7.39'



Block 65  
SANTA FE IV HOTEL LP  
1033 Young Street  
Inst No. 20080125624  
OPRDCT

DE SOTO STREET  
60' public right-of-way  
Volume 4821, Pages 60-61  
DRDCT



NOTES:

cm = controlling monument

"x" fnd = "x" cut in concrete found for corner

DRDCT = Deed Records, Dallas County, Texas

OPRDCT = Official Public Records, Dallas County, Texas

Bearings are based on a north line of Young Street (North 84°59'49" East) as described in deed to Santa Fe IV Hotel, LP, recorded in Instrument Number 20080125624 Official Public Records, Dallas County, Texas.

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SUBSURFACE LICENSE AGREEMENT  
A PORTION OF MARILLA STREET  
BETWEEN 1033 YOUNG STREET & 1114 WOOD STREET, CITY BLOCK 65  
BETWEEN ELEVATIONS OF 408.31' & 424.01' ABOVE MEAN SEA LEVEL  
OR BETWEEN 3.24' & 18.94' BELOW EXISTING SURFACE  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**EXHIBIT A — Tract 2**

PROPERTY DESCRIPTION

BEING a 2,208 square foot (0.051 acre) tract of land situated within the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, same being a portion of Marilla Street (a variable width public right-of-way created by deed recorded in Volume 5333, Pages 573-574 Deed Records, Dallas County, Texas (D.R.D.C.T.)) adjacent to City of Dallas Block 65, same being between the elevations of 408.31 feet and 424.01 feet above mean sea level or between 3.24 feet and 18.94 feet below existing surface and being more particularly described as follows:

COMMENCING at a "v" cut in concrete found for corner in the common line between De Soto Street (a 60 foot public right-of-way created by deed recorded in Volume 4821, Pages 60 and 61 D.R.D.C.T.) and a tract of land conveyed to Santa Fe IV Hotel, LP by deed recorded in Instrument Number 20080125622 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.);

THENCE North 06°30'45" East, along said common line for a distance of 57.95 feet to a magnetic nail with washer stamped "KHA" found for corner, said nail being the intersection of the east line of said De Soto Street and the north line of aforementioned Marilla Street, said nail also being the beginning of a curve to the left with a radius of 776.99 feet and a chord which bears North 58°44'01" West for a distance of 78.16 feet;

THENCE along the common line between said Marilla Street and aforementioned Santa Fe IV Hotel, LP (20080125622) tract and said curve to the left through a central angle of 05°45'57" and an arc length of 78.19 feet to the POINT OF BEGINNING;

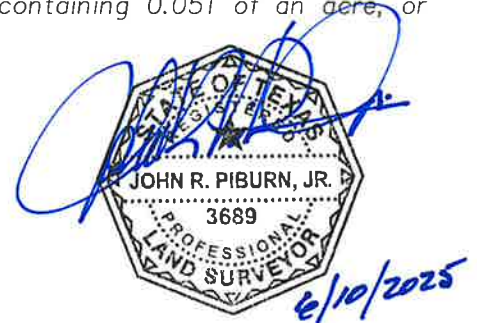
THENCE South 01°01'31" West, departing said common line and traveling over and across said Marilla Street for a distance of 28.23 feet to a corner in the common line between said Marilla Street and a tract of land conveyed to Santa Fe IV Hotel, LP by deed recorded in Instrument Number 20080125624 O.P.R.D.C.T., said corner also being the beginning of a curve to the left with a radius of 751.99 feet and a chord which bears North 64°10'48" West for a distance of 82.96 feet;

THENCE along said common line and said curve to the left through a central angle of 06°19'26" and an arc length of 83.00 feet to a corner;

THENCE North 14°05'21" West, departing said common line and traveling over and across aforementioned Marilla Street for a distance of 31.73 feet to a corner in the aforementioned common line between said Marilla Street and aforementioned Santa Fe IV Hotel, LP (20080125622) tract, said corner being the beginning of a curve to the right with a radius of 776.99 feet and a chord which bears South 64°59'28" East for a distance of 91.48 feet;

THENCE along said common line and said curve to the right through a central angle of 06°44'59" and an arc length of 91.53 feet to the POINT OF BEGINNING and containing 0.051 of an acre, or 2,208 square feet of land, more or less.

Bearings are based on the east line of De Soto Street (North 06°30'45" East) as described in deed to Santa Fe IV Hotel, LP, recorded in Instrument Number 20080125622 Official Public Records, Dallas County, Texas.



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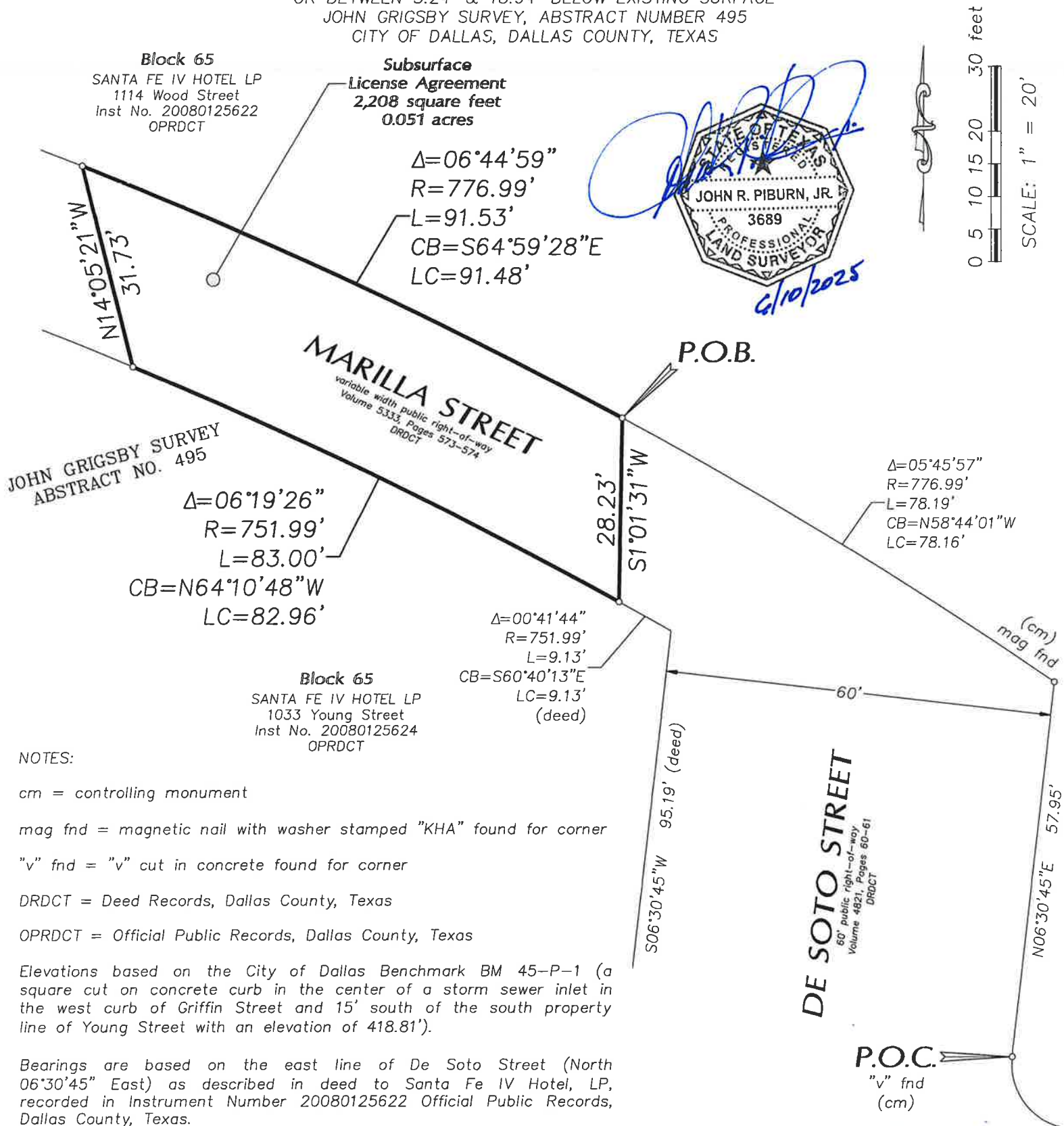
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 BETWEEN 1033 YOUNG STREET & 1114 WOOD STREET, CITY BLOCK 65  
 BETWEEN ELEVATIONS OF 408.31' & 424.01' ABOVE MEAN SEA LEVEL  
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Elevations based on the City of Dallas Benchmark BM 45-P-1 (a square cut on concrete curb in the center of a storm sewer inlet in the west curb of Griffin Street and 15' south of the south property line of Young Street with an elevation of 418.81').

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