







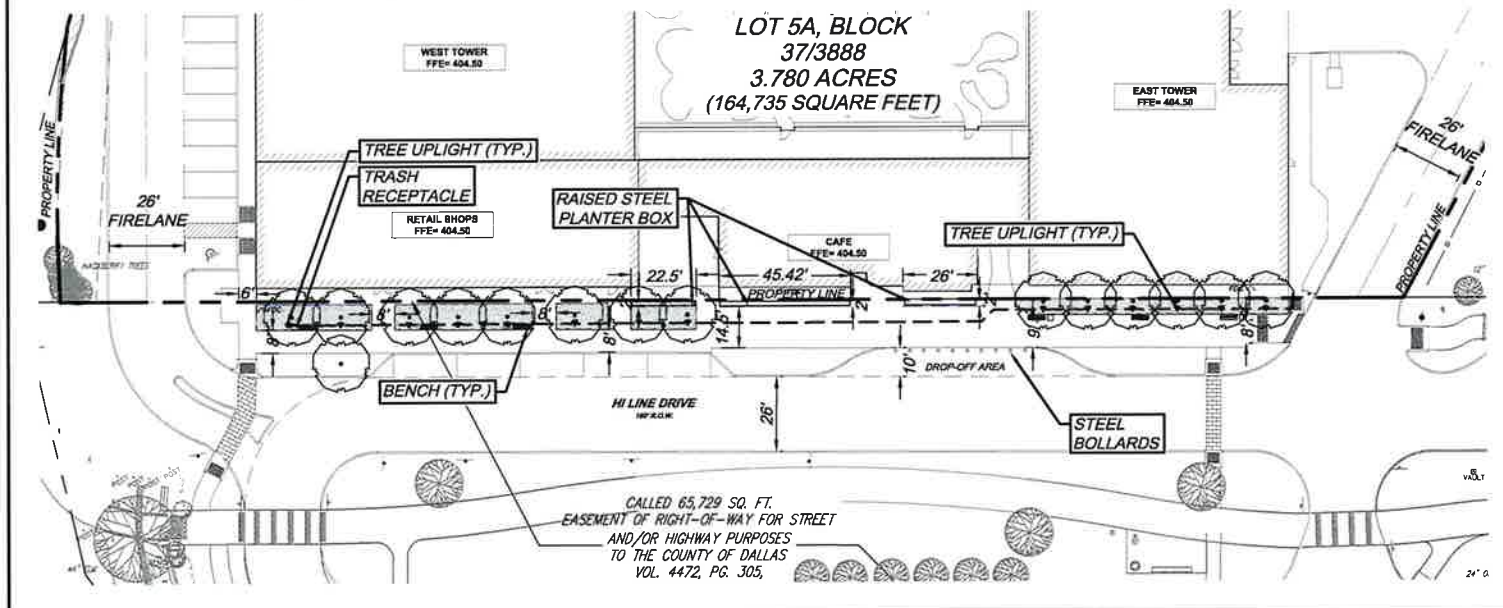
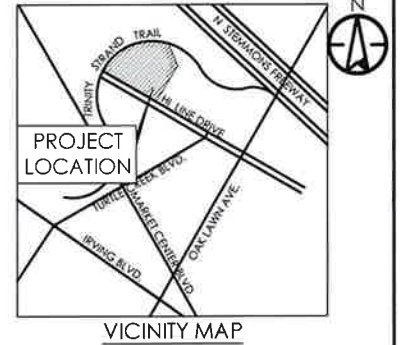


# Exhibit A

## LEGEND

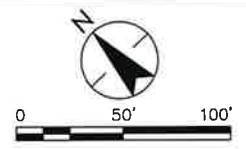
	<b>BENCH</b> 6 UNITS 57.6 SF	<b>3,157sqft Total</b>		<b>BOLLARD</b> 10 UNITS 7.9 SF
	<b>TRASH RECEPTACLE</b> 4 UNITS 16.2 SF			<b>SOUTHERN LIVE OAK TREE</b> 15 UNITS 144 SF
	<b>TREE UPLIGHTS</b> 14 UNITS 24 SF			<b>STEEL PLANTERS</b> 3 UNITS 146 SF
	<b>LIGHTING UNDERGROUND CONDUIT</b> 354.2 FT LENGTH / 1,063 SF			<b>LANDSCAPING/IRRIGATION</b> 1,698 SF




Stantec Consulting Services Inc.  
12222 Merit Drive, Suite 400  
Dallas, Texas 75251  
Tel: +1.972.991.0011  
www.stantec.com

TBPE # F-6324  
TBPLS # 10194229

**LICENSEE AGREEMENT SITE PLAN**  
**LOG #49768**  
URBY - HI LINE LOT 5A/BLK 37-7888 1930 HI LINE ADDITION  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



v:\2220\active\222011807\civil\phase\_01\drawing\sheet\11807\_c1\_10\_lic-agreement Nov 24, 20 10:42 AM by: adanner

**SUBSURFACE LICENSE AGREEMENT**  
**PART OF HI-LINE DRIVE**  
**ADJACENT TO BLOCK 37/7888**  
**RANGING BETWEEN THE ELEVATIONS OF 399.0 FEET**  
**AND 401.5 FEET ABOVE MEAN SEA LEVEL OR**  
**BETWEEN 2.0 AND 4.5 FEET BELOW THE EXISTING SURFACE**  
**SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 1,063 SQUARE FOOT (0.0244 ACRE) TRACT OF LAND SITUATED IN THE SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817, ADJACENT TO CITY OF DALLAS BLOCK 37/7888, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF HI-LINE DRIVE, (160 FOOT RIGHT-OF-WAY), AND BEING A PORTION OF A CALLED 65,729 SQUARE FOOT TRACT OF LAND DESCRIBED IN AN EASEMENT OF RIGHT-OF-WAY FOR STREET AND/OR HIGHWAY PURPOSES TO THE COUNTY OF DALLAS, RECORDED IN VOLUME 4472, PAGE 305, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND RANGING BETWEEN THE ELEVATIONS OF 399.0 FEET AND 401.5 FEET ABOVE MEAN SEA LEVEL OR BETWEEN 2 AND 4.5 FEET BELOW THE EXISTING SURFACE; SAID 1,063 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A CUT "X" FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 5, BLOCK 37/7888 OF THIRTEENTH INSTALLMENT OF TRINITY INDUSTRIAL DISTRICT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 23, PAGE 165, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), AND THE SOUTHWEST CORNER OF A CALLED 3.780 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO URBY DALLAS FEE OWNER L.P. RECORDED IN INSTRUMENT NUMBER 201900156042, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAME BEING THE MOST WESTERLY NORTHWEST CORNER OF LOT 1B, BLOCK 37/7888 OF BLOCK 1500 ADDITION AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 20080132147, O.P.R.D.C.T., AND BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LINE HI-LINE DRIVE;

**THENCE** NORTH 61°02'03" WEST ALONG THE COMMON LINE OF SAID HI-LINE DRIVE AND SAID LOT 5, BLOCK 37/7888, A DISTANCE OF 36.72 FEET TO THE **POINT OF BEGINNING**;

**THENCE** DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID HI-LINE DRIVE AND SAID 65,729 SQUARE FOOT TRACT OF LAND, THE FOLLOWING CALLS:

SOUTH 29°09'07" WEST, A DISTANCE OF 5.24 FEET TO A POINT FOR CORNER;

NORTH 61°02'01" WEST, A DISTANCE OF 104.91 FEET TO A POINT FOR CORNER;

SOUTH 73°50'44" WEST, A DISTANCE OF 5.80 FEET TO A POINT FOR CORNER;

NORTH 61°09'15" WEST, A DISTANCE OF 241.27 FEET TO A POINT FOR CORNER;

NORTH 28°50'45" EAST, A DISTANCE OF 3.00 FEET TO A POINT FOR CORNER;

SOUTH 61°09'15" EAST, A DISTANCE OF 240.02 FEET TO A POINT FOR CORNER;

NORTH 73°50'44" EAST, A DISTANCE OF 5.80 FEET TO A POINT FOR CORNER;

SOUTH 61°02'01" EAST, A DISTANCE OF 103.17 FEET TO A POINT FOR CORNER;

NORTH 29°09'07" EAST, A DISTANCE OF 2.24 FEET TO A POINT FOR CORNER IN SAID COMMON LINE, AND FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BW2" FOUND FOR THE MOST

(For SPRG use only)

Reviewed by: G.S. Date: 3-8-21 SPRG NO: 5421

**SUBSURFACE LICENSE AGREEMENT  
PART OF HI-LINE DRIVE  
ADJACENT TO BLOCK 37/7888  
RANGING BETWEEN THE ELEVATIONS OF 399.0 FEET  
AND 401.5 FEET ABOVE MEAN SEA LEVEL OR  
BETWEEN 2.0 AND 4.5 FEET BELOW THE EXISTING SURFACE  
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

WESTERLY NORTHWEST CORNER OF SAID 3.780 ACRE TRACT OF LAND, SAME BEING THE MOST SOUTHERLY CORNER OF A CALLED 863 SQUARE FOOT TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE CITY OF DALLAS, RECORDED IN INSTRUMENT NUMBER 201100174952, O.P.R.D.C.T., BEARS NORTH 61°02'03" WEST, A DISTANCE OF 425.05 FEET;

**THENCE** SOUTH 61°02'03" EAST ALONG SAID COMMON LINE, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 1,063 SQUARE FEET OR 0.0244 ACRES OF LAND.

**NOTES:**

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

THE BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM (TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: G.S. Date: 3-8-21 SPRG NO: 5421

**OLD CHANNEL TRINITY RIVER**  
CITY OF DALLAS BY CIVL STATUTES  
(REFERENCE: VERNONS CIVIL STATUTES ARTICLE 7467A)

15' EASEMENT OF RIGHT OF WAY  
DALLAS POWER & LIGHT COMPANY AND  
SOUTHWESTERN BELL TELEPHONE COMPANY  
VOL. 554, PG. 1188  
D.R.D.C.T.

TRINITY RIVER BIKE TRAIL  
CALLED 863 SQ. FT.  
CITY OF DALLAS  
INST. NO. 201100174952  
O.P.R.D.C.T.

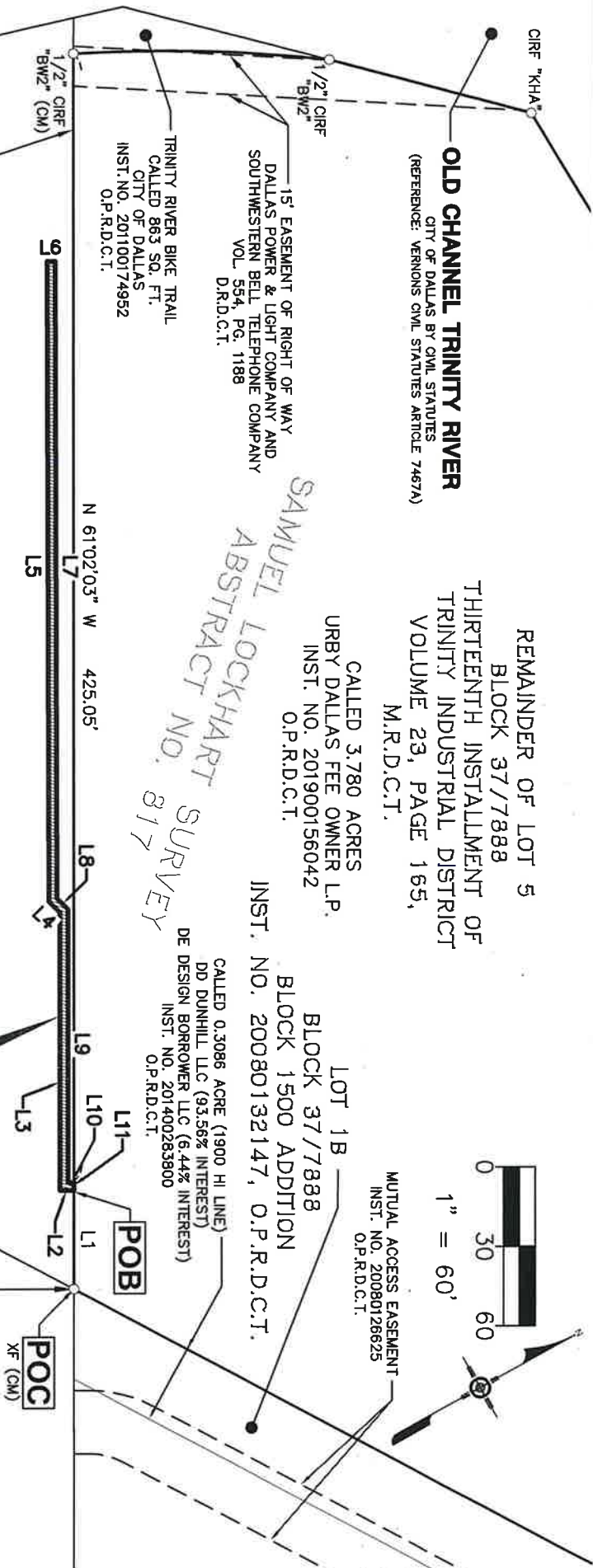
REMAINDER OF LOT 5  
BLOCK 3777888  
THIRTEENTH INSTALLMENT OF  
TRINITY INDUSTRIAL DISTRICT  
VOLUME 23, PAGE 165,  
M.R.D.C.T.

CALLLED 3.780 ACRES  
URBY DALLAS FEE OWNER L.P.  
INST. NO. 201900156042  
O.P.R.D.C.T.

SAMUEL LOCKHART SURVEY  
ABSTRACT NO. 817

LOT 1B  
BLOCK 3777888  
BLOCK 1500 ADDITION  
INST. NO. 20080132147, O.P.R.D.C.T.

CALLLED 0.3086 ACRE (1900 HI LINE)  
DD DUNHILL, LLC (93.56% INTEREST)  
DE DESIGN BORROWER LLC (6.44% INTEREST)  
INST. NO. 201400283800  
O.P.R.D.C.T.



CALLLED 65,729 SQ. FT.  
EASEMENT OF RIGHT-OF-WAY FOR STREET  
AND/OR HIGHWAY PURPOSES  
TO THE COUNTY OF DALLAS  
VOL. 4472, PG. 305,  
D.R.D.C.T.

**SUBSURFACE LICENSE AGREEMENT**  
1063 SQUARE FEET  
(0.0244 ACRE)  
BETWEEN THE ELEVATIONS OF 399.0 FEET AND 401.5  
FEET ABOVE MEAN SEA LEVEL OR BETWEEN 2.0 FEET  
AND 4.5 FEET BELOW THE EXISTING SURFACE

**(FOR SPRG USE ONLY)**  
REVIEWED BY: G.S.  
DATE: 3-8-21  
SPRG NO. 5421

**\*\*SEE PAGE 4 OF 4 FOR LINE TABLES AND LEGEND\*\***



6080 Tennyson Pkwy., Suite 200  
Plano, Texas 75024  
Tel. (214) 473-2400  
TBPE # F-6324 TBPLS # 10194488  
Copyright © 2020

**SUBSURFACE LICENSE AGREEMENT**  
PART OF HI LINE DRIVE  
ADJACENT TO BLOCK 3777888  
RANGING BETWEEN THE ELEVATIONS OF 399.0 FEET  
AND 401.5 FEET ABOVE MEAN SEA LEVEL OR  
BETWEEN 2.0 AND 4.5 FEET BELOW THE EXISTING SURFACE  
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 1/5/2021 SCALE: 1/80 DRAWN BY: ASD PROJECT NO.: 222011807 PAGE NO. 3 OF 4

**NOTES:**  
A FIELD NOTE DESCRIPTION WAS PREPARED ON  
EVEN DATE TO ACCOMPANY THIS SKETCH.  
THE BEARINGS CALLED FOR HEREIN ARE  
REFERENCED TO THE STATE PLANE COORDINATE  
SYSTEM (TEXAS NORTH CENTRAL ZONE 4202,  
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT  
REALIZATION 2011).

**HI-LINE DRIVE**  
(160' RIGHT-OF-WAY)  
VOLUME 23, PAGE 165, M.R.D.C.T.



MICHAEL J. MURPHY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5724

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 61°02'03" W	36.72'
L2	S 29°09'07" W	5.24'
L3	N 61°02'01" W	104.91'
L4	S 73°50'44" W	5.80'
L5	N 61°09'15" W	241.27'
L6	N 28°50'45" E	3.00'
L7	S 61°09'15" E	240.02'
L8	N 73°50'44" E	5.80'
L9	S 61°02'01" E	103.17'
L10	N 29°09'07" E	2.24'
L11	S 61°02'03" E	3.00'

**LEGEND**

- XF CUT "x" FOUND
- 1/2" CIRF 1/2-INCH IRON ROD WITH PLASTIC "BW2" CAP STAMPED "BW2" FOUND
- M/D.R.D.C.T. MAP/DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- P.O.C./B POINT OF COMMENCING/BEGINNING (CM)
- VOL., Pg. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- ℄ CENTERLINE

(FOR SPRG USE ONLY)  
 REVIEWED BY: G.S.  
 DATE: 3-8-21  
 SPRG NO. 5421



6080 Tennyson Pkwy., Suite 200  
 Plano, Texas 75024  
 Tel. (214) 473-2400  
 TBPE # F-6324 TBPLS # 10194488  
 Copyright © 2020

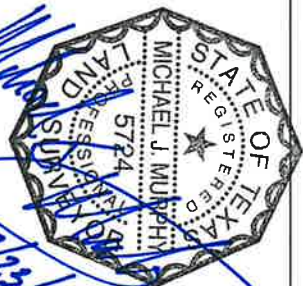
**SUBSURFACE LICENSE AGREEMENT**

PART OF HI LINE DRIVE  
 ADJACENT TO BLOCK 37/7888  
 RANGING BETWEEN THE ELEVATIONS OF 3990 FEET  
 AND 4015 FEET ABOVE MEAN SEA LEVEL OR  
 BETWEEN 20 AND 45 FEET BELOW THE EXISTING SURFACE  
 SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 1/5/2021 SCALE: N/A DRAWN BY: MM PROJECT NO.: 222011807 PAGE NO. 4 OF 4

**NOTES:**

A FIELD NOTE DESCRIPTION WAS PREPARED ON  
 EVEN DATE TO ACCOMPANY THIS SKETCH.  
 THE BEARINGS CALLED FOR HEREIN ARE  
 REFERENCED TO THE STATE PLANE COORDINATE  
 SYSTEM (TEXAS NORTH CENTRAL ZONE 4202,  
 NORTH AMERICAN DATUM OF 1983, ADJUSTMENT  
 REALIZATION 2011.



MICHAEL J. MURPHY  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5724