

31379

191764

**EXHIBIT A-TRACT 1****LICENSE AGREEMENT**

Jefferson Boulevard  
 Adjacent to Block 6113  
 Elizabeth Crockett Survey, Abstract No. 222  
 City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 3,331 square foot (0.076 acre) tract of land situated in the Elizabeth Crockett Survey, Abstract No. 222, City of Dallas, Dallas County, Texas and being a portion of Jefferson Boulevard (a variable width right-of-way, 90-feet wide at this point, formerly the Dallas-Fort Worth Interurban, 50 feet to Dallas County Volume 1944, Page 442, of the Deed Records of Dallas County, Texas) and 40 feet by use and occupation-County Road No. 448) adjacent to Block 6113, Official Block Numbers of the City of Dallas, Texas; said tract also being adjacent to that certain tract of land described in Contribution Warranty Deed to DGIC PROJECT 1, LLC recorded in Instrument No. 201800268457 in the Official Public Records of Dallas County, Texas; said 3,331 (0.076 acre) tract being more particularly described as follows (bearing basis for this survey is the State Plane Coordinate System, North American Datum of 1983 (Adjustment realization 2011), Texas North Central Zone, 4202):

**COMMENCING**, at a 2-inch brass disk in concrete found (Controlling Monument) in the south right-of-way line of said Jefferson Boulevard said point also being the northernmost northeast corner of that certain tract of land described as "Tract 1" in Deed Without Warranty to AMERICAN BROWNFIELD MCIC, LLC recorded in Instrument No. 201200297936 in said Official Public Records;

**THENCE**, along the said south line of Jefferson Boulevard, the following two (2) calls:

South 86 degrees, 04 minutes, 05 seconds West, along the northernmost north line of said "Tract 1", at a distance of 12.02 feet passing the northernmost northeast corner of said DGIC PROJECT 1, LLC tract, then continuing along the easternmost north line of said DGIC PROJECT 1, LLC tract, in all a total distance of 570.70 feet to the **POINT OF BEGINNING**;

South 86 degrees, 04 minutes, 05 seconds West, continuing along said northernmost north line of the DGIC tract, a distance of 56.17 feet to a point for corner; from said point the intersection of Jefferson Boulevard and Southeast 14th Street (a 100-foot wide right-of-way formerly Fish Creek Road Volume 2199, Page 12, of said Deed Records bears South 86 degrees, 04 minutes, 05 minutes West, a distance of 3,973.47 feet); said point also being the beginning of a non-tangent curve to the left;

**THENCE**, departing the said south line of Jefferson Boulevard, the said north line of the DGIC tract and into, through and across said Jefferson Boulevard right-of-way the following six (6) calls:

Along said curve to the left, having a central angle of 01 degrees, 47 minutes, 31 seconds, a radius of 568.69 feet, a chord bearing and distance of North 77 degrees, 41 minutes, 24 seconds East, 17.79 feet, an arc distance of 17.79 feet to a point for corner at the end of said curve;

North 03 degrees, 55 minutes, 55 seconds West, a distance of 56.32 feet to a point for corner;

(For SPRG use only)

Reviewed By: G.S.

Date: 3-14-19

SPRG NO: 4780

**EXHIBIT A-TRACT 1**

**31379**  
**LICENSE AGREEMENT**

**191764**

Jefferson Boulevard  
Adjacent to Block 6113  
Elizabeth Crockett Survey, Abstract No. 222  
City of Dallas, Dallas County, Texas

North 86 degrees, 04 minutes, 05 seconds East, a distance of 5.00 feet to a point for corner;

South 03 degrees, 55 minutes, 55 seconds East, a distance of 55.48 feet to a point for corner, said point being the beginning of a non-tangent curve to the left;

Along said curve to the left, having a central angle of 09 degrees, 42 minutes, 42 seconds, a radius of 568.69 feet, a chord bearing and distance of North 71 degrees, 25 minutes, 38 seconds East, 96.28 feet, an arc distance of 96.39 feet to a point for corner at the end of said curve;

North 66 degrees, 34 minutes, 17 seconds East, a distance of 186.47 feet to a point for corner in the north right-of-way line of said Jefferson Boulevard and the south line of that certain tract of land described in Deed to the Texas & Pacific Railway Company (a variable width right-of-way) recorded in Volume S, Page 378 and in Grant of Right-of-Way to said Texas & Pacific Railway Company recorded in Volume Y, Page 419, both in said Deed Records; said Texas & Pacific Railway Company being predecessor in Title to the Union Pacific Railroad;

**THENCE**, North 86 degrees, 04 minutes, 05 seconds East, along said north line of Jefferson Boulevard and the said south line of said Union Pacific Railroad tract, a distance of 60.32 feet to a point for corner;

**THENCE**, departing the said north line of Jefferson Boulevard and the said south line of the Union Pacific Railroad tract and into, through and across said Jefferson Boulevard right-of-way, the following six (6) calls:

South 03 degrees, 55 minutes, 40 seconds East, a distance of 23.78 feet to a point for corner;

South 86 degrees, 04 minutes, 20 seconds West, a distance of 5.00 feet to a point for corner;

North 03 degrees, 55 minutes, 40 seconds West, a distance of 22.78 feet to a point for corner;

South 86 degrees, 04 minutes, 05 seconds West, a distance of 28.19 feet to a point for corner;

South 66 degrees, 34 minutes, 17 seconds West, a distance of 211.72 feet to a point for corner, said point being the beginning of a tangent curve to the right;

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>3-14-19</u>
SPRG NO:	<u>4780</u>



31379

191764

**EXHIBIT A-TRACT 1****LICENSE AGREEMENT**

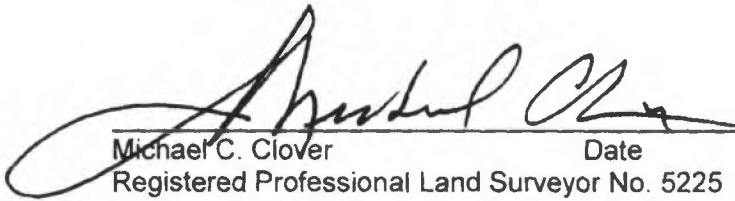
Jefferson Boulevard  
 Adjacent to Block 6113  
 Elizabeth Crockett Survey, Abstract No. 222  
 City of Dallas, Dallas County, Texas

Along said curve to the right, having a central angle of 06 degrees, 29 minutes, 32 seconds, a radius of 578.69 feet, a chord bearing and distance of South 69 degrees, 49 minutes, 03 seconds West, 65.54 feet, an arc distance of 65.57 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 3,331 square feet or 0.076 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.

  
 Michael C. Clover Date 03/11/2019  
 Registered Professional Land Surveyor No. 5225  
 Pacheco Koch, LLC  
 7557 Rambler Road, Suite 1400, Dallas TX 75231  
 (972) 235-3031  
 TX Reg. Surveying Firm LS-10193805  
 REVISED: 03/11/2019



3770-17.364EX7.doc  
 3770-17.364EX-7.dwg DHM

(For SPRG use only)	
Reviewed By:	G.S.
Date:	3-14-19
SPRG NO:	4780

31379



EXHIBIT A-TRACT 1

**UNION PACIFIC RAILROAD**  
 (TEXAS & PACIFIC RAILWAY COMPANY)  
 (VOL. Y. PG. 419, D.R.D.C.T.)  
 (VOL. S. PG. 378, D.R.D.C.T.)  
 (VARIABLE WIDTH R.O.W.)

191764  
**JEFFERSON  
 BOULEVARD**

FORMERLY THE DALLAS  
 FORT WORTH INTERURBAN  
 (DALLAS COUNTY,  
 VOL. 1944, PG. 442,  
 D.R.D.C.T.)

**LICENSE AGREEMENT**  
 3,331 SF  
 (0.076 ACRES)

BY USE AND OCCUPATION  
 (COUNTY ROAD NO. 448)

**SE 14TH STREET**  
 FORMERLY FISH CREEK ROAD  
 (VOL. 2199, PG. 12, D.R.D.C.T., 100')

JOHN W. KIRK SURVEY  
 ABSTRACT NO. 726

PART OF "TRACT 1" AMERICAN BROWNFIELD MCIC, LLC  
 (INST. NO. 201200297936) (O.P.R.D.C.T.)  
 NOW KNOWN AS DGIC, LLC  
 (INST. NO. 201200297936) (O.P.R.D.C.T.)

CITY OF GRAND PRAIRIE  
 CITY OF DALLAS

CENTERLINE

**POINT OF  
 BEGINNING**

ELIZABETH CROCKETT SURVEY  
 ABSTRACT NO. 222  
 BLOCK 6113

DGIC PROJECT I, LLC  
 (INST. NO. 201800268457)  
 (O.P.R.D.C.T.)

**POINT OF  
 COMMENCING**

2-INCH BRASS  
 DISK IN CONCRETE FOUND (C.M.)

PART OF "TRACT 1"  
 AMERICAN BROWNFIELD MCIC, LLC  
 (INST. NO. 201200297936)  
 (O.P.R.D.C.T.)  
 NOW KNOWN AS DGIC, LLC  
 (INST. NO. 201200297936,  
 O.P.R.D.C.T.)

PART OF  
 CITY OF DALLAS  
 (VOL. 2274, PG. 632)  
 (D.R.D.C.T.)

PART OF  
 TRACT NO. 1  
 CITY OF DALLAS  
 (VOL. 2274, PG. 629)  
 (D.R.D.C.T.)

PART OF  
 CITY OF DALLAS  
 (VOL. 2691, PG. 315)  
 (D.R.D.C.T.)

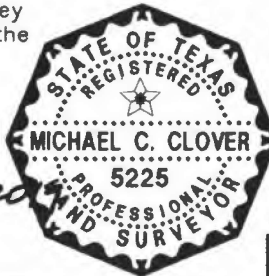
ELIZABETH CROCKETT SURVEY - ABSTRACT NO. 222  
 ROLAND HUITT SURVEY - ABSTRACT NO. 616

0 50 100 200  
**GRAPHIC SCALE IN FEET**

**LEGEND**

---	DEED LINE	VOL. - VOLUME
---	PROPERTY LINE	PG. - PAGE
---	LICENSE AGREEMENT	SE - SOUTHEAST
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	INST. - INSTRUMENT
(C.M.)	CONTROLLING MONUMENT	NO. - NUMBER
R.O.W.	RIGHT-OF-WAY	SF - SQUARE FEET
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	

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.



Michael C. Clover  
 Registered Professional  
 Land Surveyor No. 5225 REVISED: 3/11/2019

1. SEE SHEET 5 OF 6 FOR GENERAL NOTES

(For SPRG use only)

Reviewed By: G.S.  
 Date: 3-14-19  
 SPRG NO: 4780

**LICENSE AGREEMENT**

JEFFERSON BOULEVARD  
 ADJACENT TO BLOCK 6113  
 JOHN W. KIRK SURVEY, ABSTRACT NO. 726,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 SHEET 4 OF 6

**Pacheco Koch**

7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-14439  
 TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM	MCC	1"=100'	MARCH 2019	3770-17.364

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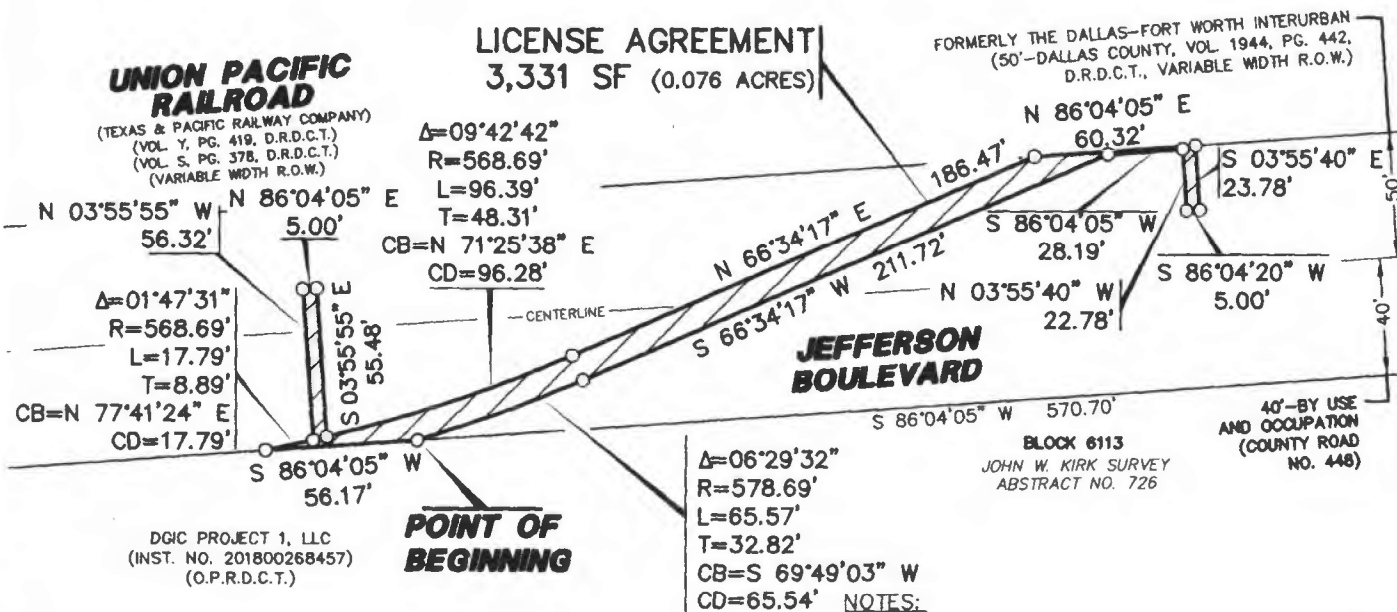
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191764

NOT TO SCALE

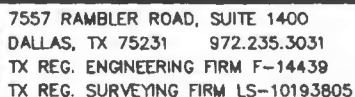
## LEGEND

— — — — —	DEED LINE	VOL. — VOLUME
=====	PROPERTY LINE	PG. — PAGE
=====	LICENSE AGREEMENT	SE — SOUTHEAST
○ —	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	INST. — INSTRUMENT
(C.M.) —	CONTROLLING MONUMENT	NO. — NUMBER
R.O.W. —	RIGHT-OF-WAY	SF — SQUARE FEET
O.P.R.D.C.T. —	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	
D.R.D.C.T. —	DEED RECORDS OF DALLAS COUNTY, TEXAS	



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
3. The survey abstract lines shown hereon are approximate and not located on the ground.

Reviewed By: G.S.  
Date: 3-14-19  
SPRG NO: 4780



JEFFERSON BOULEVARD  
ADJACENT TO BLOCK 6113  
JOHN W. KIRK SURVEY, ABSTRACT NO. 726,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 5 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DMG	MCC	NOT TO SCALE	MARCH 2019	3770-17.364

<b>LINE TABLE</b>		
<b>LINE</b>	<b>BEARING</b>	<b>LENGTH</b>
L1	S 86°04'05" W	56.17'
L2	N 03°55'55" W	56.32'
L3	N 86°04'05" E	5.00'
L4	S 03°55'55" E	55.48'
L5	N 66°34'17" E	186.47'
L6	N 86°04'05" E	60.32'
L7	S 03°55'40" E	23.78'
L8	S 86°04'20" W	5.00'
L9	N 03°55'40" W	22.78'
L10	S 86°04'05" W	28.19'
L11	S 66°34'17" W	211.72'

<b>CURVE TABLE</b>						
<b>CURVE</b>	<b>DELTA</b>	<b>RADIUS</b>	<b>LENGTH</b>	<b>TANGENT</b>	<b>CHORD BEARING</b>	<b>CHORD</b>
C1	001°47'31"	568.69'	17.79'	8.89'	N 77°41'24" E	17.79'
C2	009°42'42"	568.69'	96.39'	48.31'	N 71°25'38" E	96.28'
C3	006°29'32"	578.69'	65.57'	32.82'	S 69°49'03" W	65.54'

**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
3. The survey abstract lines shown hereon are approximate and not located on the ground.

(For SPRG use only)

Reviewed By: G.S.Date: 3-14-19SPRG NO: 4780

7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-14439  
 TX REG. SURVEYING FIRM LS-10193805

**LICENSE AGREEMENT**

JEFFERSON BOULEVARD  
 ADJACENT TO BLOCK 6113  
 JOHN W. KIRK SURVEY, ABSTRACT NO. 726,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 SHEET 6 OF 6

<b>DRAWN BY</b>	<b>CHECKED BY</b>	<b>SCALE</b>	<b>DATE</b>	<b>JOB NUMBER</b>
DHM	MCC	NONE	MARCH 2019	3770-17.364

**EXHIBIT A-TRACT 2****31379  
LICENSE AGREEMENT****191764**

Jefferson Boulevard  
Adjacent to Block 6113  
John W. Kirk Survey, Abstract No. 726  
City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 2,506 square foot (0.058 acre) tract of land situated in the John W. Kirk Survey, Abstract No. 726, City of Dallas, Dallas County, Texas and being a portion of Jefferson Boulevard (a variable width right-of-way, 90-feet wide at this point, formerly the Dallas-Fort Worth Interurban, 50 feet to Dallas County Volume 1944, Page 442, of the Deed Records of Dallas County, Texas) and 40 feet by use and occupation-County Road No. 448) adjacent to Block 6113, Official Block Numbers of the City of Dallas, Texas and adjacent to that certain tract of land described as Tract 1 in Deed Without Warranty to AMERICAN BROWNFIELD MCIC, LLC (now known as: DGIC, LLC according to the Certificate of Amendment filed in the Office of the Secretary of State of Texas, File Number: 801434468) recorded in Instrument No. 201200297936 of the Official Public Records of Dallas County, Texas; said 2,506 square foot (0.058 acre) tract being more particularly described as follows (bearing basis for this survey is the State Plane Coordinate System, North American Datum of 1983 (Adjustment realization 2011), Texas North Central Zone, 4202):

**COMMENCING**, at a 2-inch brass disk in concrete found (Controlling Monument) in the south right-of-way line of said Jefferson Boulevard; said point also being the northernmost northeast corner of said Tract 1;

**THENCE**, along the said south line of Jefferson Boulevard and north line of said Tract 1, the following two (2) calls:

South 86 degrees, 04 minutes, 05 seconds West, along the north line of said Tract 1, at a distance of 12.02 feet passing the northeast corner of that certain tract of land described in Contribution Warranty Deed to DGIC PROJECT 1, LLC recorded in Instrument No. 201800268457 in said Official Public Records, then continuing along the north line of said DGIC PROJECT 1, LLC tract, at a distance of 1,612.86 feet passing the easternmost northwest corner of said DGIC PROJECT 1, LLC tract, then continuing along the said north line of Tract 1, in all a total distance of 3,810.16 feet to the **POINT OF BEGINNING**;

South 86 degrees, 04 minutes, 05 seconds West, a distance of 55.95 feet to a point; from said point the intersection of Jefferson Boulevard and Southeast 14th Street (a 100-foot wide right-of-way, formerly Fish Creek Road, Volume 2199, Page 12 of said Deed Records, bears South 86 degrees, 04 minutes, 05 minutes West, a distance of 734.23 feet; said point also being the beginning of a non-tangent curve to the right;

**THENCE**, departing the said south line of Jefferson Boulevard and the said north line of Tract 1 and into, through and across said Jefferson Boulevard right-of-way the following three (3) calls:

Along said curve to the right, having a central angle of 12 degrees, 52 minutes, 17 seconds, a radius of 578.69 feet, a chord bearing and distance of North 74 degrees, 27 minutes, 44 seconds West, 129.73 feet, an arc distance of 130.00 feet to a point for corner at the end of said curve;

North 68 degrees, 01 minutes, 36 seconds West, a distance of 93.60 feet to a point for corner at the beginning of a tangent curve to the left;

(For SPRG use only)

Reviewed By: 6.5

Date: 3-14-19

SPRG NO: 4777

31379

191764

## EXHIBIT A-TRACT 2

## LICENSE AGREEMENT

Jefferson Boulevard  
Adjacent to Block 6113  
John W. Kirk Survey, Abstract No. 726  
City of Dallas, Dallas County, Texas

Along said curve to the left, having a central angle of 01 degrees, 23 minutes, 17 seconds, a radius of 568.69 feet, a chord bearing and distance of North 68 degrees, 43 minutes, 14 seconds West, 13.78 feet, an arc distance of 13.78 feet to a point for corner at the end of said curve in the north right-of-way line of said Jefferson Boulevard and the south line of that certain tract of land described in Deed to the Texas & Pacific Railway Company (a variable width right-of-way) recorded in Volume S, Page 378 and in Grant of Right-of-Way to said Texas & Pacific Railway Company recorded in Volume Y, Page 419, both in said Deed Records; said Texas & Pacific Railway Company being predecessor in Title to the Union Pacific Railroad;

**THENCE**, North 86 degrees, 04 minutes, 05 seconds East, along said north line of Jefferson Boulevard and the said south line of the Union Pacific Railroad tract, a distance of 23.27 feet to a point for corner;

**THENCE**, departing the said north line of Jefferson Boulevard and the said south line of the Texas & Pacific Railway Company tract and into, through and across said Jefferson Boulevard right-of-way the following two (2) calls:

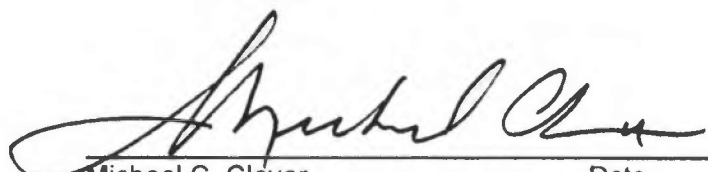
South 68 degrees, 01 minutes, 36 seconds East, a distance of 86.44 feet to a point for corner at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 18 degrees, 22 minutes, 18 seconds, a radius of 568.69 feet, a chord bearing and distance of South 77 degrees, 12 minutes, 44 seconds East, 181.57 feet, an arc distance of 182.35 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 2,506 square feet or 0.058 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.

  
Michael C. Clover  
Registered Professional Land Surveyor No. 5225  
Pacheco Koch, LLC  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10193805  
REVISED: 03/11/2019

Date

03/11/2019



3770-17.364EX7-1.doc  
3770-17.364EX-7-1.dwg DHM

(For SPRG use only)

Reviewed By:

G.S.

Date:

3-14-19

SPRG NO:

4777

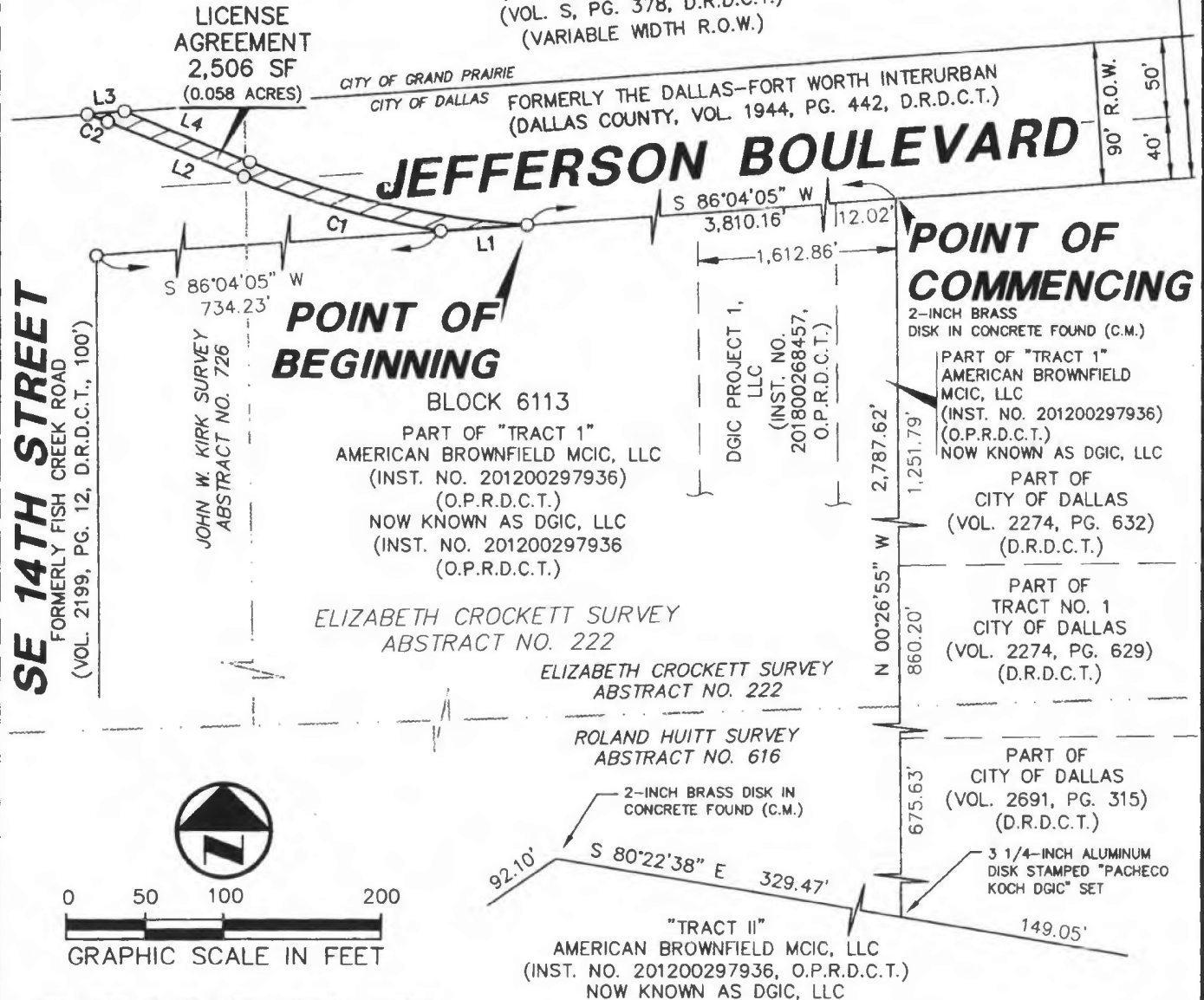


# EXHIBIT A TRACT 1

(For SPRG use only)  
 Reviewed By: G.S.  
 Date: 3-14-19  
 SPRG NO: 4777

**31379**  
**UNION PACIFIC RAILROAD 191764**  
 (TEXAS & PACIFIC RAILWAY COMPANY)  
 (VOL. Y, PG. 419, D.R.D.C.T.)  
 (VOL. S, PG. 378, D.R.D.C.T.)  
 (VARIABLE WIDTH R.O.W.)

BY USE AND OCCUPATION  
 (COUNTY ROAD NO. 448)



## 1. SEE SHEET 5 OF 5 FOR GENERAL NOTES

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

Michael C. Clover  
 Registered Professional  
 Land Surveyor No. 5225 REVISED: 3/11/2019



**Pacheco Koch**

7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-14439  
 TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM	MCC	1"=100'	MARCH 2019	3770-17.364

## LICENSE AGREEMENT

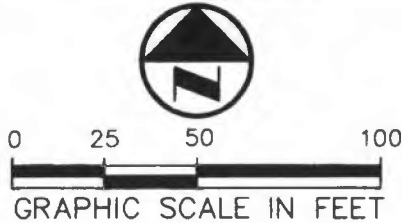
JEFFERSON BOULEVARD  
 ADJACENT TO BLOCK 6113  
 JOHN W. KIRK SURVEY, ABSTRACT NO. 726,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 SHEET 3 OF 5



31379

(For SPRG use only)

Reviewed By: G.S.  
 Date: 3-14-19  
 SPRG NO: 4777

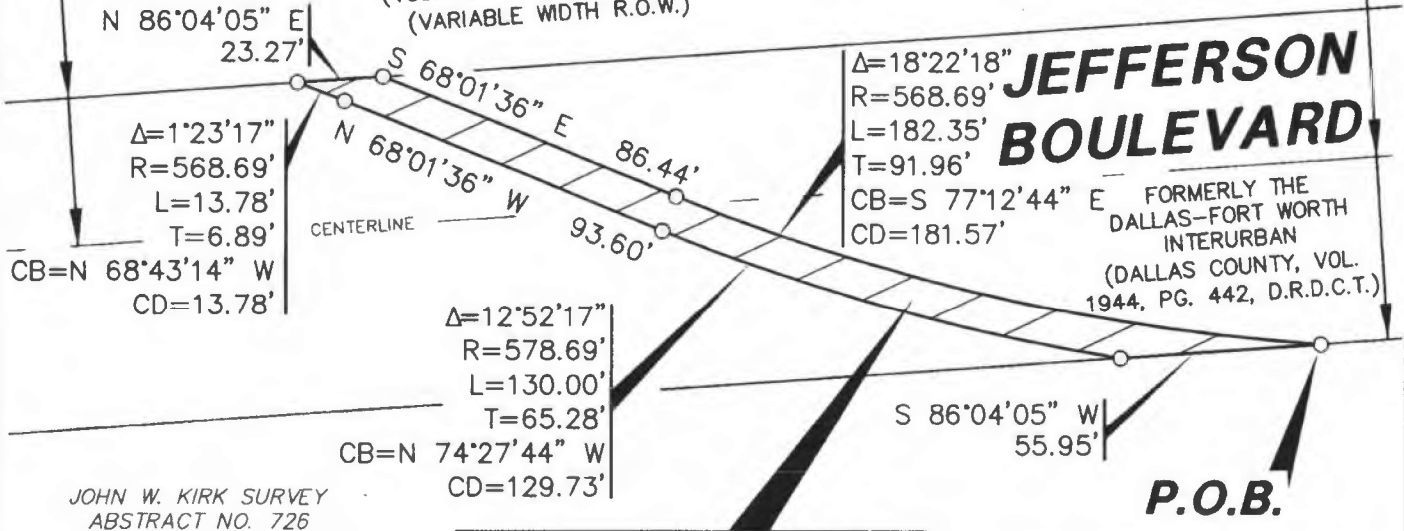


FORMERLY THE  
DALLAS-FORT WORTH  
INTERURBAN  
(50' DALLAS COUNTY,  
VOL. 1944, PG. 442,  
D.R.D.C.T.)

## UNION PACIFIC RAILROAD

(TEXAS & PACIFIC RAILWAY COMPANY)  
 (VOL. Y, PG. 419, D.R.D.C.T.)  
 (VOL. S, PG. 378, D.R.D.C.T.)  
 (VARIABLE WIDTH R.O.W.)

BY USE AND OCCUPATION  
(COUNTY ROAD NO. 448)



JOHN W. KIRK SURVEY  
ABSTRACT NO. 726

LICENSE AGREEMENT  
2,506 SF (0.058 ACRES)

PART OF "TRACT 1"  
AMERICAN BROWNFIELD MCIC, LLC  
(INST. NO. 201200297936)  
(O.P.R.D.C.T.)  
NOW KNOWN AS DGIC, LLC  
(INST. NO. 201200297936)  
(O.P.R.D.C.T.)

BLOCK 6113

1. SEE SHEET 5 OF 5 FOR GENERAL NOTES

## LEGEND

---	DEED LINE	R.O.W. - RIGHT-OF-WAY
---	PROPERTY LINE	INST. - INSTRUMENT
---	LICENSE AGREEMENT	NO. - NUMBER
○	POINT FOR CORNER	SF - SQUARE FEET
	(UNLESS OTHERWISE NOTED)	VOL. - VOLUME
(C.M.)	- CONTROLLING MONUMENT	PG. - PAGE
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	
D.R.D.C.T.	- DEED RECORDS OF OF DALLAS COUNTY, TEXAS	
P.O.B.	- POINT OF BEGINNING	
P.O.C.	- POINT OF COMMENCING	
		SE - SOUTHEAST

**Pacheco Koch**

7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

## LICENSE AGREEMENT

JEFFERSON BOULEVARD  
ADJACENT TO BLOCK 6113  
JOHN W. KIRK SURVEY, ABSTRACT NO. 726,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 4 OF 5

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DMG	MCC	1"=50'	MARCH 2019	3770-17.364

31379

(For SPRG use only) — —	
Reviewed By:	G.S.
Date:	3-14-19
SPRG NO:	4777

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 86°04'05" W	55.95'
L2	N 68°01'36" W	93.60'
L3	N 86°04'05" E	23.27'
L4	S 68°01'36" E	86.44'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	012°52'17"	578.69'	130.00'	65.28'	N 74°27'44" W	129.73'
C2	001°23'17"	568.69'	13.78'	6.89'	N 68°43'14" W	13.78'
C3	018°22'18"	568.69'	182.35'	91.96'	S 77°12'44" E	181.57'

**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
3. The survey abstract lines shown hereon are approximate and not located on the ground.



7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM	MCC	NONE	MARCH 2019	3770-17.364

**LICENSE AGREEMENT**

JEFFERSON BOULEVARD  
ADJACENT TO BLOCK 6113  
JOHN W. KIRK SURVEY, ABSTRACT NO. 726,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 5 OF 5

Jefferson Boulevard  
Adjacent to Block 6113  
John W. Kirk Survey, Abstract No. 726  
City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 127 square foot (0.003 acre) tract of land situated in the John W. Kirk Survey, Abstract No. 726, City of Dallas, Dallas County, Texas and being a portion of Jefferson Boulevard (a variable width right-of-way, 90-feet wide at this point, formerly the Dallas-Fort Worth Interurban, 50 feet to Dallas County by Volume 1944, Page 442 of the Deed Records of Dallas County, Texas and 40 feet by use and occupation-County Road No. 448) adjacent to Block 6113, Official Block Numbers of the City of Dallas, Texas and adjacent to that certain tract of land described in as Tract 1 in Deed Without Warranty to AMERICAN BROWNFIELD MCIC, LLC (now known as: DGIC, LLC according to the Certificate of Amendment filed in the Office of the Secretary of State of Texas, File Number: 801434468) recorded in Instrument No. 201200297936 in the Official Public Records of Dallas County, Texas; said 127 square foot (0.003 acre) tract being more particularly described as follows (bearing basis for this survey is the State Plane Coordinate System, North American Datum of 1983 (Adjustment realization 2011), Texas North Central Zone, 4202):

**COMMENCING**, at a 2-inch brass disk in concrete found (Controlling Monument) in the south right-of-way line of said Jefferson Boulevard; said point also being the northernmost northeast corner of said Tract 1;

**THENCE**, South 86 degrees, 04 minutes, 05 seconds West, along the said south line of Jefferson Boulevard and the north line of said Tract 1, at a distance of 12.02 feet passing the northeast corner of that certain tract of land described in Contribution Warranty Deed to DGIC PROJECT 1, LLC, recorded in Instrument No. 201800268457, in said Official Public Records, then continuing along the north line of said DGIC PROJECT 1, LLC tract, at a distance of 1,612.86 feet passing the northwest corner of said DGIC PROJECT 1, LLC tract, then continuing along a north line of said Tract 1, in all a total distance of 3,985.80 feet to a point; from said point the intersection of Jefferson Boulevard and Southeast 14th Street (a 100-foot wide right-of-way formerly Fish Creek Road, Volume 2199, Page 12 of said Deed Records) bears South 86 degrees, 04 minutes, 05 minutes West, a distance of 614.54 feet

**THENCE**, North 03 degrees, 55 minutes, 55 seconds West, departing the said south line of Jefferson Boulevard and the said north line of Tract 1, and into and through said Jefferson Boulevard right-of-way, a distance of 64.57 feet to the **POINT OF BEGINNING**;

**THENCE**, continuing through and across the said Jefferson Boulevard right-of-way, the following two (2) calls:

South 86 degrees, 04 minutes, 05 seconds West, a distance of 5.00 feet to a point for corner;

North 03 degrees, 55 minutes, 55 seconds West, a distance of 25.47 feet to a point for corner in the north right-of-way line of said Jefferson Boulevard and the south line of that certain tract of land described in Deed to the Texas & Pacific Railway Company (a variable width right-of-way) recorded in Volume S, Page 378 and in Grant of Right-of-Way to said Texas & Pacific Railway Company recorded in Volume Y, Page 419, both in said Deed Records; said Texas & Pacific Railway Company being predecessor in Title to the Union Pacific Railroad;

(For SPRG use only)

Reviewed By: G.S.  
Date: 3-14-19  
SPRG NO: 4778

Jefferson Boulevard  
Adjacent to Block 6113  
John W. Kirk Survey, Abstract No. 726  
City of Dallas, Dallas County, Texas

**THENCE**, North 86 degrees, 04 minutes, 05 seconds East, along the said north line of Jefferson Boulevard and the said south line of the Union Pacific Railroad tract, a distance of 5.00 feet to a point for corner;

**THENCE**, South 03 degrees, 55 minutes, 55 seconds East, departing the said north line of Jefferson Boulevard and the said south line of the Union Pacific Railroad tract and into and through said Jefferson Boulevard right-of-way, a distance of 25.47 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 127 square feet or 0.003 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.

  
Michael C. Clover      Date 03/11/2019  
Registered Professional Land Surveyor No. 5225  
Pacheco Koch, LLC  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10193805  
REVISED: 03/11/2019



3770-17.364EX7-2.doc  
3770-17.364EX-7-2.dwg DHM

(For SPRG use only)

Reviewed By: G.S.  
Date: 3-14-19  
SPRG NO: 4778

# UNION PACIFIC RAILROAD 191764

LICENSE AGREEMENT

 127 SF  
(0.003 ACRES)

(TEXAS &amp; PACIFIC RAILWAY COMPANY)

(VOL. Y, PG. 419, D.R.D.C.T.)

(VOL. S, PG. 378, D.R.D.C.T.)

(VARIABLE WIDTH R.O.W.)

BY USE AND OCCUPATION  
(COUNTY ROAD NO. 448)

CITY OF GRAND PRAIRIE

CITY OF DALLAS

FORMERLY THE DALLAS-FORT WORTH INTERURBAN  
(DALLAS COUNTY, VOL. 1944, PG. 442, D.R.D.C.T.)
**POINT OF  
BEGINNING**
**JEFFERSON BOULEVARD**
**SE 14TH STREET**

FORMERLY FISH CREEK ROAD

(VOL. 2199, PG. 12, D.R.D.C.T., 100' R.O.W.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 86°04'05" W	5.00'
L2	N 03°55'55" W	25.47'
L3	N 86°04'05" E	5.00'
L4	S 03°55'55" E	25.47'

 PART OF "TRACT 1"  
AMERICAN BROWNFIELD MCIC, LLC  
(INST. NO. 201200297936)  
(O.P.R.D.C.T.)  
NOW KNOWN AS DGIC, LLC  
(INST. NO. 201200297936)  
(O.P.R.D.C.T.)
JOHN W. KIRK SURVEY  
ABSTRACT NO. 726
 DGIC PROJECT 1,  
LLC  
(INST. NO. 201800268457,  
O.P.R.D.C.T.)

**POINT OF  
COMMENCING**
2-INCH BRASS  
DISK IN CONCRETE FOUND (C.M.)
 PART OF "TRACT 1"  
AMERICAN BROWNFIELD MCIC,  
LLC  
(INST. NO. 201200297936)  
(O.P.R.D.C.T.)  
NOW KNOWN AS DGIC, LLC

 PART OF  
CITY OF DALLAS  
(VOL. 2274, PG. 632)  
(D.R.D.C.T.)

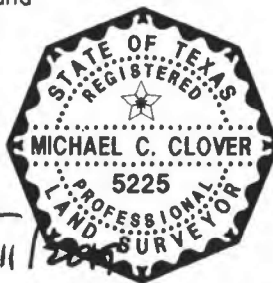
 PART OF  
TRACT NO. 1  
CITY OF DALLAS  
(VOL. 2274, PG. 629)  
(D.R.D.C.T.)

 PART OF  
CITY OF DALLAS  
(VOL. 2691, PG. 315)  
(D.R.D.C.T.)
3 1/4-INCH ALUMINUM  
DISK STAMPED "PACHECO  
KOCH DGIC" SET
ROLAND HUITT SURVEY  
ABSTRACT NO. 6162-INCH BRASS DISK IN  
CONCRETE FOUND (C.M.)S 80°22'38" E  
329.47'
 "TRACT II"  
AMERICAN BROWNFIELD MCIC, LLC  
(INST. NO. 201200297936, O.P.R.D.C.T.)  
NOW KNOWN AS DGIC, LLC


0 50 100 200

GRAPHIC SCALE IN FEET

 (For SPRG use only)  
Reviewed By: G.S.  
Date: 3-14-19  
SPRG NO: 4778

 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.

 Michael C. Clover  
Registered Professional  
Land Surveyor No. 5225

Date

03/11/2019

1. SEE SHEET 5 OF 5 FOR GENERAL NOTES

## LEGEND

— — — — —	DEED LINE	VOL. — VOLUME
— — — — —	PROPERTY LINE	PG. — PAGE
— — — — —	LICENSE AGREEMENT	SE — SOUTHEAST
○	POINT FOR CORNER	INST. — INSTRUMENT
	(UNLESS OTHERWISE NOTED)	NO. — NUMBER
(C.M.)	CONTROLLING MONUMENT	SF — SQUARE FEET
R.O.W.	RIGHT-OF-WAY	
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS	
	OF DALLAS COUNTY, TEXAS	
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	

## LICENSE AGREEMENT

 JEFFERSON BOULEVARD  
ADJACENT TO BLOCK 6113

 JOHN W. KIRK SURVEY, ABSTRACT NO. 726,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 3 OF 4

**Pacheco Koch**

 7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM	MCC	1"=100'	MARCH 2019	3770-17.364

31379

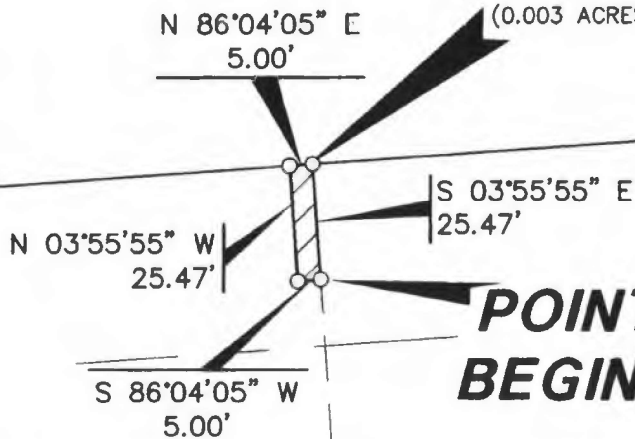
# UNION PACIFIC RAILROAD

(TEXAS & PACIFIC RAILWAY COMPANY)  
(VOL. Y, PG. 419, D.R.D.C.T.)  
(VOL. S, PG. 378, D.R.D.C.T.)  
(VARIABLE WIDTH R.O.W.)

LICENSE AGREEMENT  
TRACT  
127 SF  
(0.003 ACRES)



0 20 40 80  
GRAPHIC SCALE IN FEET



## JEFFERSON BOULEVARD

CENTERLINE

FORMERLY THE DALLAS-FORT  
WORTH INTERURBAN  
(DALLAS COUNTY, VOL. 1944,  
PG. 442, D.R.D.C.T.,  
VARIABLE WIDTH R.O.W.)

S 86°04'05" W 3,985.80'

PART OF "TRACT 1"  
AMERICAN BROWNFIELD MCIC, LLC  
(INST. NO. 201200297936)  
(O.P.R.D.C.T.)  
NOW KNOWN AS DGIC, LLC

BLOCK 6113

JOHN W. KIRK SURVEY  
ABSTRACT NO. 726

### 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
3. The survey abstract lines shown hereon, are approximate and not located on the ground.

(For SPRG use only)

Reviewed By: G.S.  
Date: 3-14-19  
SPRG NO: 4778

### LEGEND

— — — DEED LINE	VOL. — VOLUME
— — — PROPERTY LINE	PG. — PAGE
— — — LICENSE AGREEMENT	SE — SOUTHEAST
○ — POINT FOR CORNER (UNLESS OTHERWISE NOTED)	INST. — INSTRUMENT
(C.M.) — CONTROLLING MONUMENT	NO. — NUMBER
R.O.W. — RIGHT-OF-WAY	SF — SQUARE FEET
O.P.R.D.C.T. — OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	
D.R.D.C.T. — DEED RECORDS OF DALLAS COUNTY, TEXAS	

## LICENSE AGREEMENT

JEFFERSON BOULEVARD  
/ ADJACENT TO BLOCK 6113  
JOHN W. KIRK SURVEY, ABSTRACT NO. 726,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 4 OF 4

# Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	MCC	1"=40'	MARCH 2019	3770-17.364

## LICENSE AGREEMENT

Jefferson Boulevard  
Adjacent to Block 6113  
John W. Kirk Survey, Abstract No. 726  
City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 251 square foot (0.006 acre) tract of land situated in the John W. Kirk Survey, Abstract No. 726, City of Dallas, Dallas County, Texas and being a portion of Jefferson Boulevard (a variable width right-of-way, 90-feet wide at this point, formerly the Dallas-Fort Worth Interurban, 50 feet to Dallas County by Volume 1944, Page 442 of the Deed Records of Dallas County, Texas and 40 feet by use and occupation-County Road No. 448) adjacent to Block 6113, Official Block Numbers of the City of Dallas, Texas; said tract also being adjacent to that certain tract of land described in as Tract 1 in Deed Without Warranty to AMERICAN BROWNFIELD MCIC, LLC (now known as: DGIC, LLC according to the Certificate of Amendment filed in the Office of the Secretary of State of Texas, File Number: 801434468) recorded in Instrument No. 201200297936 in the Official Public Records of Dallas County, Texas; said 251 square foot (0.006 acre) tract being more particularly described as follows (bearing basis for this survey is the State Plane Coordinate System, North American Datum of 1983 (Adjustment realization 2011), Texas North Central Zone, 4202):

**COMMENCING**, at a 2-inch brass disk in concrete found (Controlling Monument) in the south right-of-way line of said Jefferson Boulevard; said point also being the northernmost northeast corner of said Tract 1;

**THENCE**, along the said south line of Jefferson Boulevard, the following two (2) calls:

South 86 degrees, 04 minutes, 05 seconds West, along the said south line of Jefferson Boulevard and the north line of said Tract 1, at a distance of 12.02 feet passing the northeast corner of that certain tract of land described in Contribution Warranty Deed to DGIC PROJECT 1, LLC recorded in Instrument No. 201800268457 in said Official Public Records, then continuing along the north line of said DGIC PROJECT 1, LLC tract, at a distance of 1,612.86 feet passing the northwest corner of said DGIC tract, then continuing along the said north line of Tract 1 in all a total distance of 4,016.03 feet to the **POINT OF BEGINNING**;

South 86 degrees, 04 minutes, 05 seconds West, a distance of 5.00 feet to a point for corner, from said point the intersection of Jefferson Boulevard and Southeast 14th Street (a 100-foot wide right-of-way formerly Fish Creek Road Volume 2199, Page 12 of said Deed Records) bears South 86 degrees, 04 minutes, 05 minutes West, a distance of 579.31 feet;

**THENCE**: departing the said south line of Jefferson Boulevard and the said north line of Tract 1 and into and through said Jefferson Boulevard right-of-way, the following three (3) calls;

North 03 degrees, 55 minutes, 55 seconds West, a distance of 50.22 feet to a point for corner;

North 86 degrees, 04 minutes, 05 seconds East, a distance of 5.00 feet to a point for corner;

(For SPRG use only)

Reviewed By: G.S.  
Date: 3-14-19  
SPRG NO: 4779



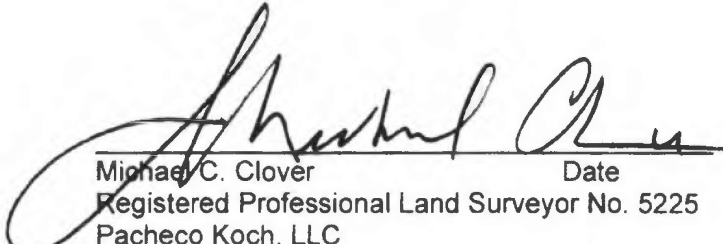
Jefferson Boulevard  
Adjacent to Block 6113  
John W. Kirk Survey, Abstract No. 726  
City of Dallas, Dallas County, Texas

South 03 degrees, 55 minutes, 55 seconds East, a distance of 50.22 feet to the POINT  
OF BEGINNING;

CONTAINING, 251 square feet or 0.006 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.

 03/11/2019  
Michael C. Clover Date  
Registered Professional Land Surveyor No. 5225  
Pacheco Koch, LLC  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10193805  
REVISED: 3/11/2019



3770-17.364EX7-3.doc  
3770-17.364EX-7-3.dwg DHM

(For SPRG use only)

Reviewed By: G.S.  
Date: 3-14-19  
SPRG NO: 4779

# UNION PACIFIC RAILROAD 91764

(TEXAS &amp; PACIFIC RAILWAY COMPANY)

BY USE AND OCCUPATION  
(COUNTY ROAD NO. 448)

LICENSE AGREEMENT (VOL. Y, PG. 419, D.R.D.C.T.)  
(VOL. S, PG. 378, D.R.D.C.T.)  
(VARIABLE WIDTH R.O.W.)

251 SF  
(0.006 ACRES)

CITY OF GRAND PRAIRIE  
CITY OF DALLAS

FORMERLY THE DALLAS-FORT WORTH INTERURBAN  
(DALLAS COUNTY, VOL. 1944, PG. 442, D.R.D.C.T.)

## JEFFERSON BOULEVARD - CENTERLINE -

### SE 14TH STREET

FORMERLY FISH CREEK ROAD  
(VOL. 2199, PG. 12, D.R.D.C.T., 100')

90' R.O.W.

S 86°04'05" W  
579.31'

PART OF "TRACT 1"  
AMERICAN BROWNFIELD MCIC, LLC  
(INST. NO. 201200297936)  
(O.P.R.D.C.T.)  
NOW KNOWN AS DGIC, LLC  
(INST. NO. 201200297936)  
(O.P.R.D.C.T.)

### POINT OF BEGINNING

BLOCK 6113

### LINE TABLE

LINE	BEARING	LENGTH
L1	S 86°04'05" W	5.00'
L2	N 03°55'55" W	50.22'
L3	N 86°04'05" E	5.00'
L4	S 03°55'55" E	50.22'

JOHN W. KIRK SURVEY  
ABSTRACT NO. 726ELIZABETH  
CROCKETT SURVEY  
ABSTRACT NO. 222ROLAND HUITT SURVEY  
ABSTRACT NO. 6162-INCH BRAS DISK IN  
CONCRETE FOUND (C.M.)S 80°22'38" E  
329.47'

"TRACT II"  
AMERICAN BROWNFIELD MCIC, LLC  
(INST. NO. 201200297936, O.P.R.D.C.T.)  
NOW KNOWN AS DGIC, LLC

### POINT OF COMMENCING

2-INCH BRASS DISK IN  
CONCRETE FOUND (C.M.)

PART OF "TRACT 1"  
AMERICAN BROWNFIELD MCIC, LLC  
(INST. NO. 201200297936)  
(O.P.R.D.C.T.)  
NOW KNOWN AS DGIC, LLC  
(INST. NO. 201200297936)  
(O.P.R.D.C.T.)

PART OF  
CITY OF DALLAS  
(VOL. 2274, PG. 632)  
(D.R.D.C.T.)

PART OF  
TRACT NO. 1  
CITY OF DALLAS  
(VOL. 2274, PG. 629)  
(D.R.D.C.T.)

PART OF  
CITY OF DALLAS  
(VOL. 2691, PG. 315)  
(D.R.D.C.T.)

3 1/4-INCH ALUMINUM  
DISK STAMPED "PACHECO  
KOCH DGIC" SET  
149.05'

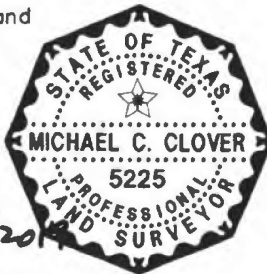


0 50 100 200  
GRAPHIC SCALE IN FEET

(For SPRG use only)

Reviewed By: G.S.  
Date: 3-14-19  
SPRG NO: 4779

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



Michael C. Clover  
Registered Professional  
Land Surveyor No. 5225

Date 03/11/2019

REVISED: 3/11/2019

## Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM	MCC	1"=100'	MARCH 2019	3770-17.364

1. SEE SHEET 4 OF 4 FOR GENERAL NOTES

### LEGEND

— — — DEED LINE	VOL. — VOLUME
— — — PROPERTY LINE	PG. — PAGE
— — — LICENSE AGREEMENT	SE — SOUTHEAST
○ — POINT FOR CORNER (UNLESS OTHERWISE NOTED)	INST. — INSTRUMENT
(C.M.) — CONTROLLING MONUMENT	NO. — NUMBER
R.O.W. — RIGHT-OF-WAY	SF — SQUARE FEET
O.P.R.D.C.T. — OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	
D.R.D.C.T. — DEED RECORDS OF DALLAS COUNTY, TEXAS	

### LICENSE AGREEMENT

JEFFERSON BOULEVARD  
ADJACENT TO BLOCK 6113  
JOHN W. KIRK SURVEY, ABSTRACT NO. 726,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 3 OF 4

191764



0      20      40      80

**UNION PACIFIC  
RAILROAD**

(TEXAS & PACIFIC RAILWAY COMPANY)  
(VOL. Y, PG. 419, D.R.D.C.T.)  
(VOL. S, PG. 378, D.R.D.C.T.)  
(VARIABLE WIDTH R.O.W.)

FORMERLY THE DALLAS-FORT  
WORTH INTERURBAN  
(50' TO DALLAS COUNTY,  
VOL. 1944,  
PG. 442, D.R.D.C.T.,  
VARIABLE WIDTH R.O.W.)

40' BY USE AND  
OCCUPATION  
(COUNTY ROAD  
NO. 448)

N 86°04'05" E  
5.00' (L3)

N 03°55'55" W  
(L2) 50.22'

- CENTERLINE

S 03°55'55" E  
50.22' (L4)

## POINT OF BEGINNING

**JEFFERSON  
BOULEVARD**

S 86°04'05" W 4,016.03'

JOHN W. KIRK SURVEY  
ABSTRACT NO. 726

LICENSE  
AGREEMENT  
251 SF  
(0.006 ACRES)

PART OF "TRACT 1"  
AMERICAN BROWNFIELD MCIC, LLC  
(INST. NO. 201200297936)  
(O.P.R.D.C.T.)  
NOW KNOWN AS DGIC, LLC  
(INST. NO. 201200297936)  
(O.P.R.D.C.T.)

BLOCK 6113

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
3. The survey abstract lines shown hereon are approximate and not located on the ground.

(For SPRG use only)

Reviewed By: C.S.  
Date: 3-14-19  
SPRG NO: 4779

### LEGEND

— — — — —	DEED LINE	VOL. — VOLUME
—————	PROPERTY LINE	PG. — PAGE
—————	LICENSE AGREEMENT	SE — SOUTHEAST
○ —	POINT FOR CORNER	INST. — INSTRUMENT
	(UNLESS OTHERWISE NOTED)	NO. — NUMBER
(C.M.) —	CONTROLLING MONUMENT	SF — SQUARE FEET
R.O.W. —	RIGHT-OF-WAY	
O.P.R.D.C.T. —	OFFICIAL PUBLIC RECORDS	
	OF DALLAS COUNTY, TEXAS	
D.R.D.C.T. —	DEED RECORDS OF DALLAS COUNTY, TEXAS	



7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

## LICENSE AGREEMENT

JEFFERSON BOULEVARD  
ADJACENT TO BLOCK 6113  
JOHN W. KIRK SURVEY, ABSTRACT NO. 726,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 4 OF 4

<b>DRAWN BY</b>	<b>CHECKED BY</b>	<b>SCALE</b>	<b>DATE</b>	<b>JOB NUMBER</b>
LAH	MCC	1"=40'	MARCH 2019	3770-17.364