

(for SPRG use only)

Reviewed By: SD
Date: 6/6/24
SPRG NO: 6617

LICENSE AGREEMENT
RECORD STREET AND MUNGER STREET
ADJACENT TO BLOCK 65/27

SHEET 1 OF 2

EXHIBIT A

JOHN NEELY BRYAN SURVEY, ABSTRACT NO. 149
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being that certain 2,013 square feet (0.0462 acres) tract of land situated in the John Neely Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas and being a portion of Munger Street (formerly known as Calhoun Street recorded in Volume 143, Page 401, Map Records, Dallas County, Texas) (an 80 foot right-of-way), and being a portion of Record Street (formerly known as Jefferson Street recorded in Volume 143, Page 401, aforesaid Map Records), and adjacent to Block Number 65/27, and being all of that certain tract of land described in City of Dallas Ordinance No. 19966, as recorded in Volume 99163, Page 1237, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the north corner of Lot 1, Block 65/27, Original Town of Dallas, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 143, Page 401, said Map Records, same being the southwest intersection of said Munger Street and Market Street (a variable width right-of-way per Volume 143, Page 401, said Map Records);

THENCE South 75 deg. 04 min. 31 sec. West, along the common line of said Lot 1 and said Munger Street, passing the west corner of said Lot 1, same being the north corner of Lot 2, said Block 65/27, and continuing along the common line of said Munger Street and Lot 2, a total distance of 72.53 feet to a point in the face of a brick building for the most easterly corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE South 75 deg. 04 min. 31 sec. West, continuing along the common line of said Lot 2 and said Munger Street, passing the west corner of said Lot 2, same being the north corner of Lot 3, said Block 65/27, and continuing along the common line of said Lot 3 and said Munger Street, passing the west corner of said Lot 3, same being the north corner of Lot 4, said Block 65/27, and continuing along the common line of said Munger Street and said Lot 4, a total distance of 127.47 feet to a point in the face of said brick building for an internal corner of the herein described tract, same being the west corner of said Lot 4, same being the east intersection of said Munger Street and Record Street;

South 15 deg. 03 min. 29 sec. East, along the common line of said Lot 4 and said Record Street, a distance of 56.90 feet to a point in the face of said brick building for the most southerly east corner of the herein described tract, from which a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found for the south corner of said Lot 4 bears South 15 deg. 03 min. 29 sec. East, 1.10 feet;

THENCE over and across said Record Street as follows:

South 74 deg. 56 min. 31 sec. West, a distance of 8.00 feet to an 'X' cut set in concrete for the most southerly west corner of the herein described tract;

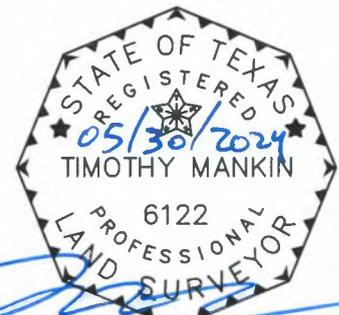
North 15 deg. 03 min. 29 sec. West, a distance of 68.41 feet to an 'X' cut set in concrete for the west corner of the herein described tract;

THENCE over and across said Munger Street as follows:

North 75 deg. 04 min. 31 sec. East, a distance of 135.50 feet to an 'X' cut set in concrete for the north corner of the herein described tract;

South 14 deg. 55 min. 29 sec. East, a distance of 11.50 feet to the POINT OF BEGINNING and containing 2,013 square feet or 0.0462 acres of computed land, more or less.

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



TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

Basis of Bearings:
State Plane Coordinate System, Texas North
Central Zone 4202, North American Datum
of 1983. Adjustment Realization 2011.

JOB NO.: 24-0310

DATE: 04/16/2024
REVISION

NOT TO SCALE

DRAWN: J.B.W.

PEISER & MANKIN
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1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
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Member Since 1977



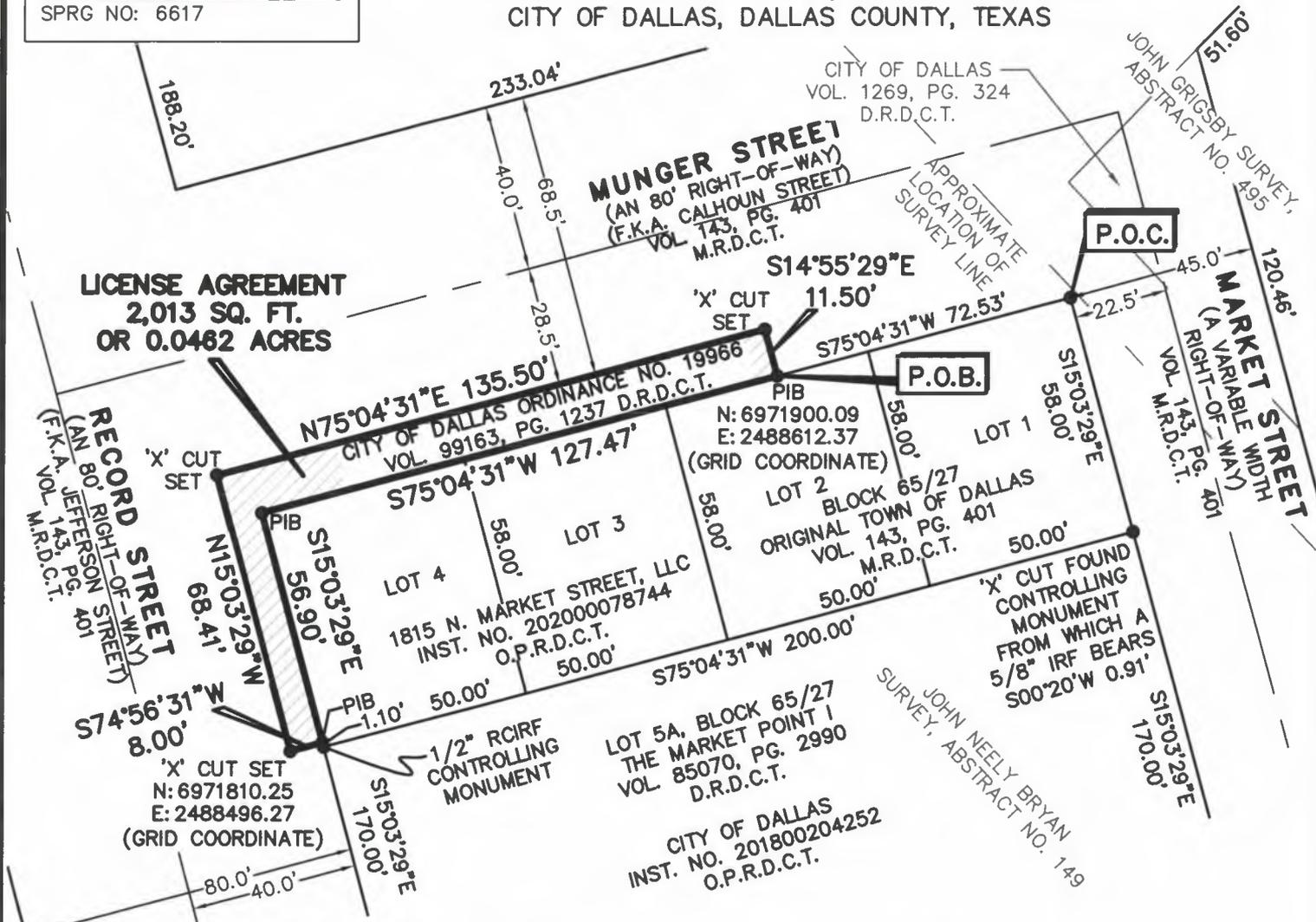
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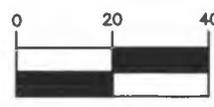
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The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tract described.



GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

- LEGEND**
- IRF — Iron Rod Found
 - RCIRF — Iron Rod with red "Peiser & Mankin SURV" cap found (previously set)
 - O.P.R.D.C.T. — Official Public Records of Dallas County Texas
 - D.R.D.C.T. — Deed Records of Dallas County Texas
 - M.R.D.C.T. — Map Records of Dallas County Texas
 - INST. NO. — Instrument Number
 - VOL. — Volume
 - PG. — Page
 - P.O.B. — Point of Beginning
 - P.O.C. — Point of Commencing
 - P.I.B. — Point in face of brick building
 - F.K.A. — Formerly known as

Basis of Bearings:
 State Plane Coordinate System, Texas North
 Central Zone 4202, North American Datum
 of 1983. Adjustment Realization 2011.

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DATE:	04/16/2024
REVISION	
SCALE:	1" = 40'
DRAWN:	J.B.W.

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