

**SUBSURFACE LICENSE AGREEMENT
PART OF FOREST PARK ROAD
ADJACENT TO CITY OF DALLAS BLOCK NUMBERS C/5759 AND D/2370
BETWEEN THE ELEVATIONS OF 445.0 FEET AND 456.0 FEET MEAN SEA LEVEL OR
BETWEEN 1.8 FEET AND 12.8 FEET BELOW THE CROWN OF THE ROAD
IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 700 square foot (0.0161 acre) tract of land situated in the Miles Bennett Survey, Abstract Number 52, City of Dallas, Dallas County, Texas, adjacent to City of Dallas Block Numbers C/5759 AND D/2370, and being a part of Forest Park Road (formerly known as Forest Avenue, a 70-foot wide right-of-way) of Forest Park, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 241, Page 41 of the Map Records of Dallas County, Texas, and part of a tract of land described as "Fourth Tract" in deed to the City of Dallas, as recorded in Volume 4346, Page 542, D.R.D.C.T., and being part of a 10' wide right-of-way dedication of Lot 23-A, Block D/2370 Forest Park Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 80110, Page 2068 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being between the elevations of 445.0 feet and 456.0 feet mean sea level or between 1.8 feet and 12.8 feet below the crown of the road, and being more particularly described as follows:

COMMENCING at the west corner of said Lot 23-A, Block D/2370 Forest Park addition, and the south corner of Lot 17A, Block D/2370 of Forest Park Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 87109, Page 2372, D.R.D.C.T., and the south corner of a called 7.047 acre tract of land described in Special Warranty Deed to Board of Regents of the University of Texas System for the use and benefit of The University of Texas Southwestern Medical Center, as recorded in Instrument Number 201900168877 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), said corner being on the northeast right-of-way line of said Forest Park Road, from which a 1/2-inch found iron rod bears South 43 degrees 46 minutes 20 seconds West, a distance of 1.02 feet and a 5/8-inch found iron rod with cap stamped "PACHECO-KOCH" (controlling monument) bears North 43 degrees 46 minutes 20 seconds East, a distance of 1,229.42 feet;

THENCE South 46 degrees 09 minutes 58 seconds East, along the northeast right-of-way line of said Forest Park Road and the southwest line of said Lot 23-A, a distance of 7.46 feet to a corner (not monumented) for the **POINT OF BEGINNING**;

THENCE South 46 degrees 09 minutes 58 seconds East, continuing along said northeast and southwest lines, a distance of 10.00 feet to a corner (not monumented), from which a 1/2-inch found iron rod with cap stamped "RPLS 5310" (controlling monument) bears South 46 degrees 09 minutes 58 seconds East, a distance of 232.53 feet;

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>6-17-21</u>
SPRG NO.:	<u>5623</u>

EXHIBIT A

**SUBSURFACE LICENSE AGREEMENT
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CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE South 43 degrees 50 minutes 02 seconds West, departing said northeast and southwest lines and over and across said Forest Park Road, a distance of 70.00 feet to a corner (not monumented) on the southwest right-of-way line of said Forest Park Road and the northeast line of a called 29.740 acre tract of land described as "Exchange Park Tract U" in Deed of Gift Without Warranty and with Right of Reversion to Board of Regents of the University of Texas System for the use and benefit of The University of Texas Southwestern Medical Center at Dallas, as recorded in Volume 88039, Page 1016, D.R.D.C.T.;

THENCE North 46 degrees 09 minutes 58 seconds West, along the southwest right-of-way line of said Forest Park Road and the northeast line of said 29.740 acre tract, a distance of 10.00 feet to a corner (not monumented);

THENCE North 43 degrees 50 minutes 02 seconds East, departing said northeast and southwest lines and over and across said Forest Park Road, a distance of 70.00 feet to the **POINT OF BEGINNING AND CONTAINING** 700 square feet, or 0.0161 acres of land, more or less.

Basis of Bearings is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011 Adjustment).

 June 2/21

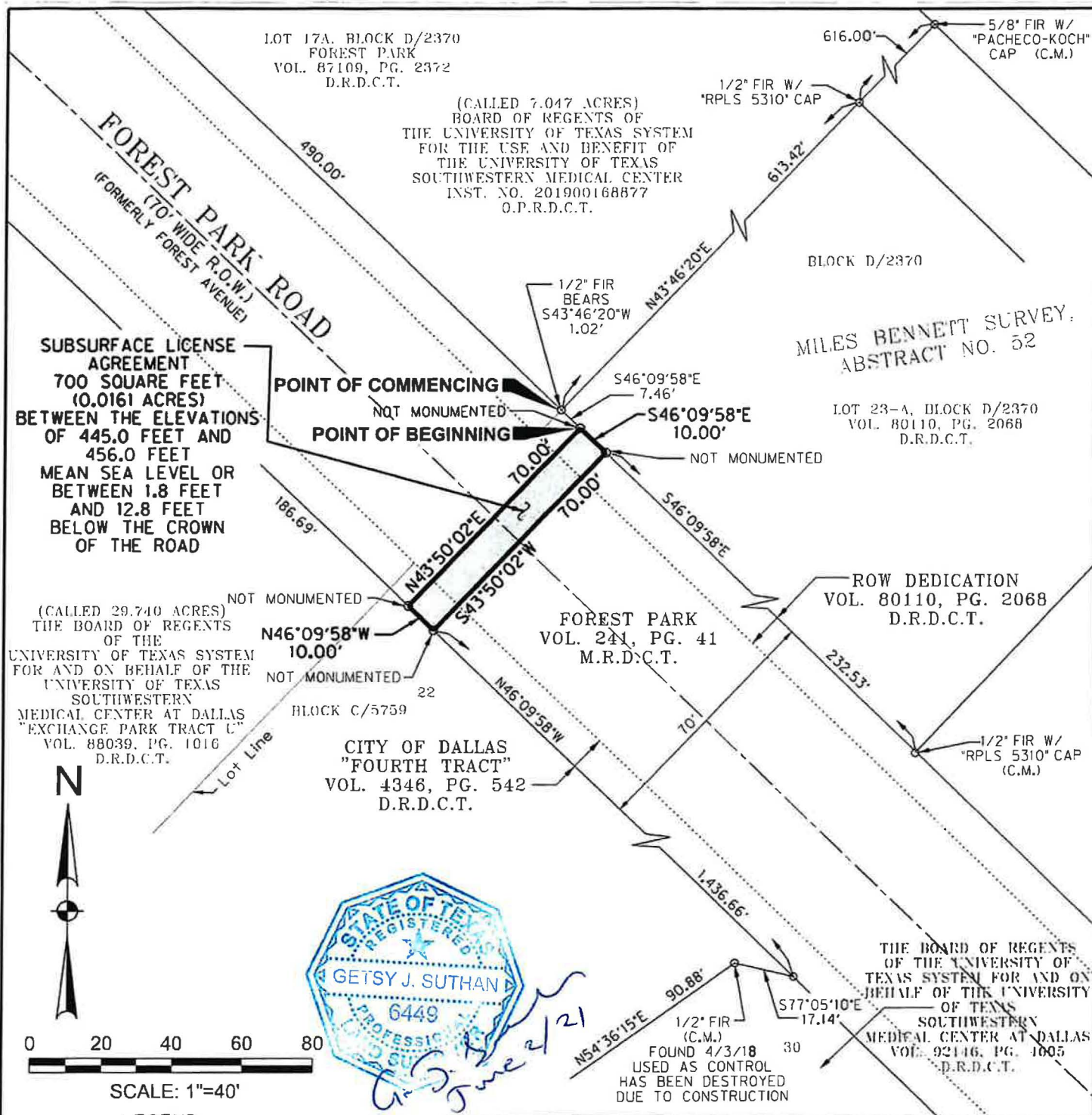
Getsy J. Suthan
Registered Professional Land Surveyor
Texas No. 6449
Halff Associates, Inc.
TBPELS Firm No. 10029600



(For SPRG use only)
Reviewed By: G.S.
Date: 6-17-21
SPRG NO.: 5623

1:42000s42503001CADD\Sheets\CHVEXH-LICENSE AREA-42503.DGN

6/3/2021 12:26:02 PM



LEGEND

(C.M.)	CONTROL MONUMENT
FIR	FOUND IRON ROD
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. PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY

(For SPRG use only)

Reviewed By: G.S.

Date: 6-17-21

SPRG NO.: 5623

NOTES:

1. Basis of Bearings is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011 Adjustment).
2. This exhibit was prepared with a metes and bounds description of even date.
3. This survey was prepared without the benefit of a title commitment.

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OR BETWEEN 1.8 FEET AND 12.8 FEET BELOW THE CROWN OF THE ROAD
IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



HALFF

TBPE FIRM #F-312
TBPELS FIRM NO. 10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: APRIL, 2021

AVO.: 42503

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