

LICENSE AGREEMENT EXHIBIT A
SMITH MURPHY AND MARTIN'S ADDITION
PORTION OF ELM STREET
ADJACENT TO CITY OF DALLAS BLOCK No. 120/75
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 35 square feet or 0.0008 acres situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being a portion of Elm Street (an 80 foot public right-of-way) dedicated by Ordinance 1-A, Page 131 and Smith Murphy and Martin's Addition, an Addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof recorded in Volume 143, Page 403, Deed Records of Dallas County, Texas, and being adjacent to City of Dallas Block No. 120/75, and being more particularly described by metes and bounds as follows;

COMMENCING at an "X" found in concrete for corner, said corner being the Northwest corner of Lot 17, Block 120/75 of said Smith Murphy and Martin's Addition, same being the Northwest corner of that tract of land conveyed to 1601 Elm Holdings, L.P., by Special Warranty Deed recorded in Instrument No. 201600356445, Official Public Records, Dallas County, Texas, said corner being along the South right of way line of Pacific Avenue (80 foot right of way), from which an "X" found in concrete bears, North degrees 76 minutes 00 seconds East, 100.00 feet, being the Northeast corner of Lot 16, Block 120/75 of said Smith Murphy and Martin's Addition, same being the Northeast corner of said 1601 Elm tract, and from which a 2nd "X" found in concrete bears, South degrees 76 minutes 00 seconds West, 100.00 feet, being the intersection of the South right of way line of said Pacific Avenue and the East right of way line of N. Akard Street, (50 foot right of way);

THENCE South 14 degrees 00 minutes 00 seconds East along the West line of said 1601 Elm Holdings, L.P. tract, a distance of 200.00 feet to a point for corner, said corner being along the North right of way line of Elm Street (80 foot right of way);

THENCE North 76 degrees 00 minutes 00 seconds East along the North right of way line of said Elm Street, a distance of 40.45 feet to a point for corner and the POINT OF BEGINNING of herein described tract;

THENCE North 76 degrees 00 minutes 00 seconds East, along the North right of way line of said Elm Street, a distance of 6.40 feet to a point for corner;

THENCE South 13 degrees 59 minutes 10 seconds East, a distance of 5.42 feet to a point for corner;

THENCE South 76 degrees 00 minutes 00 seconds West, a distance of 6.40 feet to a point for corner;

THENCE North 13 degrees 59 minutes 10 seconds West, a distance of 5.42 feet to the POINT OF BEGINNING and containing 35 square feet or 0.0008 acres of land.

(For SPRG use only)

Reviewed By: JD
Date: 1/4/2024
SPRG No.: 6484

GENERAL NOTES:

1) BEARINGS ARE BASED ON STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE
4202, NORTH AMERICAN DATUM OF 1983.



CBG Surveying Texas, LLC.

PLANNING · SURVEYING
1413 E. IH-30, Suite 7 Garland, Texas 75043
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com



BRYAN CONNALLY 11/26/2023
R.P.L.S. NO. 5513

SHEET 1 OF 3
JOB NO. 2218498-A
DRAWN BY: TO
DATE: 11/26/2023

LICENSE AGREEMENT
SMITH MURPHY AND MARTIN'S ADDITION
PORTION OF ELM STREET

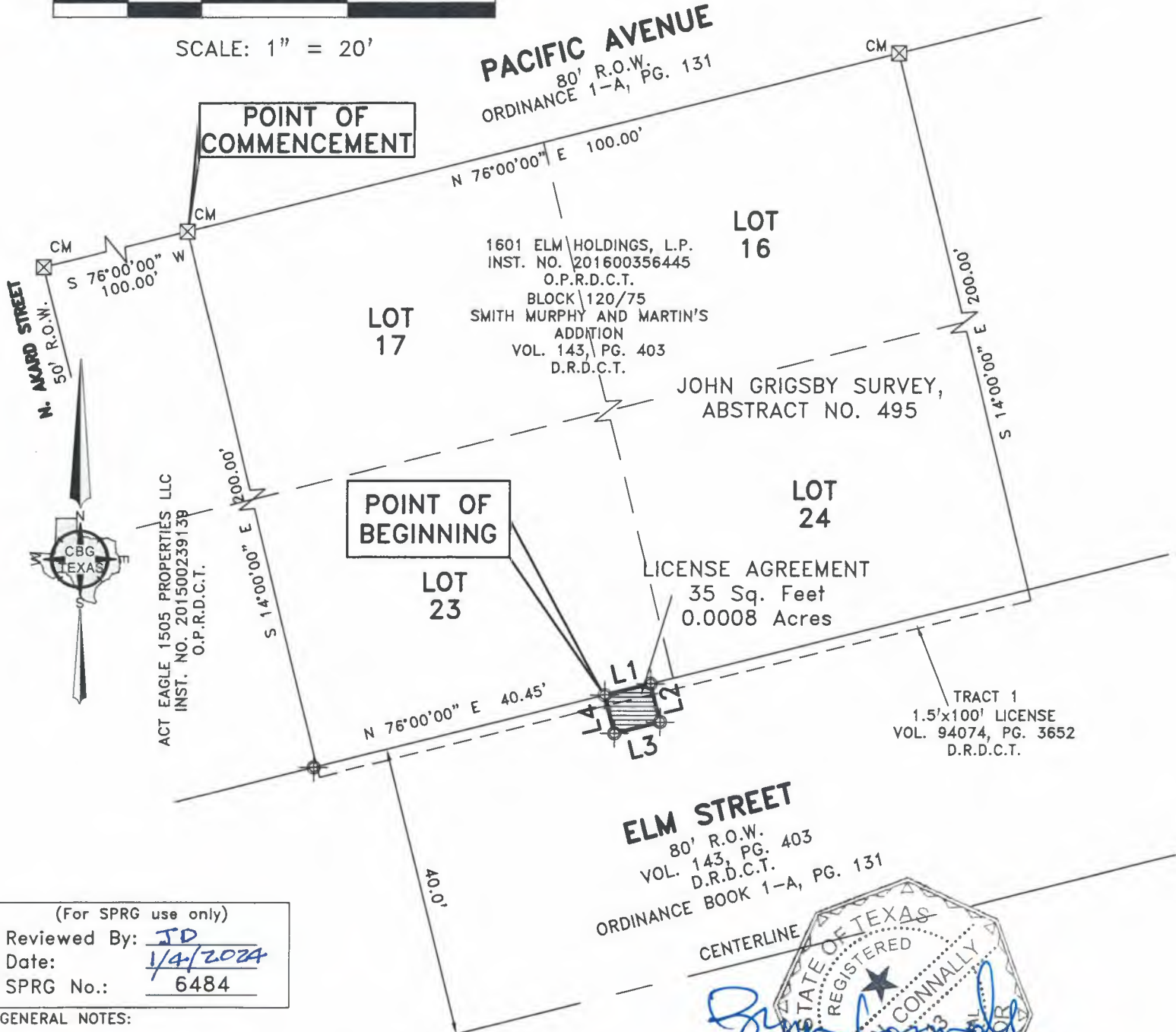
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20' 10' 0 20' 40'



SCALE: 1" = 20'



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GENERAL NOTES:

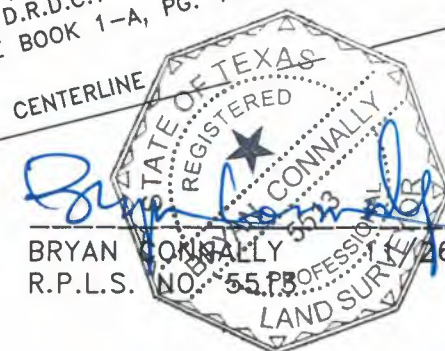
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ELM STREET
80' R.O.W.
VOL. 143, PG. 403
D.R.D.C.T.
ORDINANCE BOOK 1-A, PG. 131



BRYAN CONNOLLY
R.P.L.S. NO. 5573
1/26/2023

SHEET 2 OF 3
JOB NO. 2218498-A
DRAWN BY: TO
DATE: 12/26/2023

LICENSE AGREEMENT
SMITH MURPHY AND MARTIN'S ADDITION
PORTION OF ELM STREET
ADJACENT TO CITY OF DALLAS BLOCK No. 120/75
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
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EXHIBIT A

LINE	BEARING	DISTANCE
L1	N 76°00'00" E	6.40'
L2	S 13°59'10" E	5.42'
L3	S 76°00'00" W	6.40'
L4	N 13°59'10" W	5.42'

LEGEND

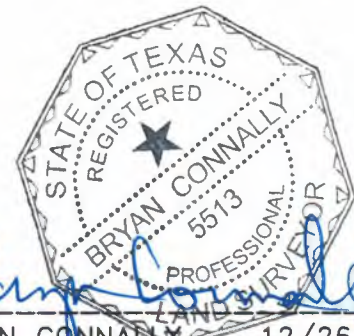
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
☒ = "X" FOUND IN CONCRETE
⊕ = POINT FOR CORNER
SQ. = SQUARE

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