

LICENSE AGREEMENT

MAPLE AVENUE ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 14 square foot, 0.0003 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of Maple Avenue (a 70 foot right-of-way) according to the plat recorded in Volume 106, Page 258, Deed Records, Dallas County, Texas (D.R.D.C.T.) being adjacent to Lot 1A, Block 3/950 and being more particularly described as follows:

COMMENCING at a mag nail found in the northerly right-of-way line of Mahon Street (F.K.A. Marlin Street, a 50 foot right-of-way, Volume 106, Page 258, D.R.D.C.T.), same being the east corner of Lot 1A, Block 3/950, Old Warsaw Addition according to the plat thereof recorded in Volume 2003170, Page 352, D.R.D.C.T.

THENCE S 44° 04' 16" W, along the common line between said Mahon Street and said Lot 1A, a distance of 154.40 feet to a 1/2-inch iron rod found at the intersection of said Mahon Street and said Maple Avenue, same being the south corner of said Lot 1A;

THENCE N 45° 55' 44" W, along the common line between said Maple Avenue and said Lot 1A, a distance of 50.62 feet to the **POINT OF BEGINNING**;

THENCE S 44° 04' 16" W, departing said common line and crossing said Maple Avenue, a distance of 14.00 feet to a point for corner;

THENCE N 45° 55' 44" W, a distance of 1.00 foot to a point for corner;

THENCE N 44° 04' 16" E, a distance of 14.00 feet to the said common line between said Maple Avenue and said Lot 1A; said point being S 45° 55' 44" E, a distance of 247.83 feet from a 1/2-inch iron rod found for corner;

THENCE S 45° 55' 44" E, along said common line, a distance of 1.00 feet to the **POINT OF BEGINNING** and containing 14 square feet, 0.0003 acres of land, more or less.

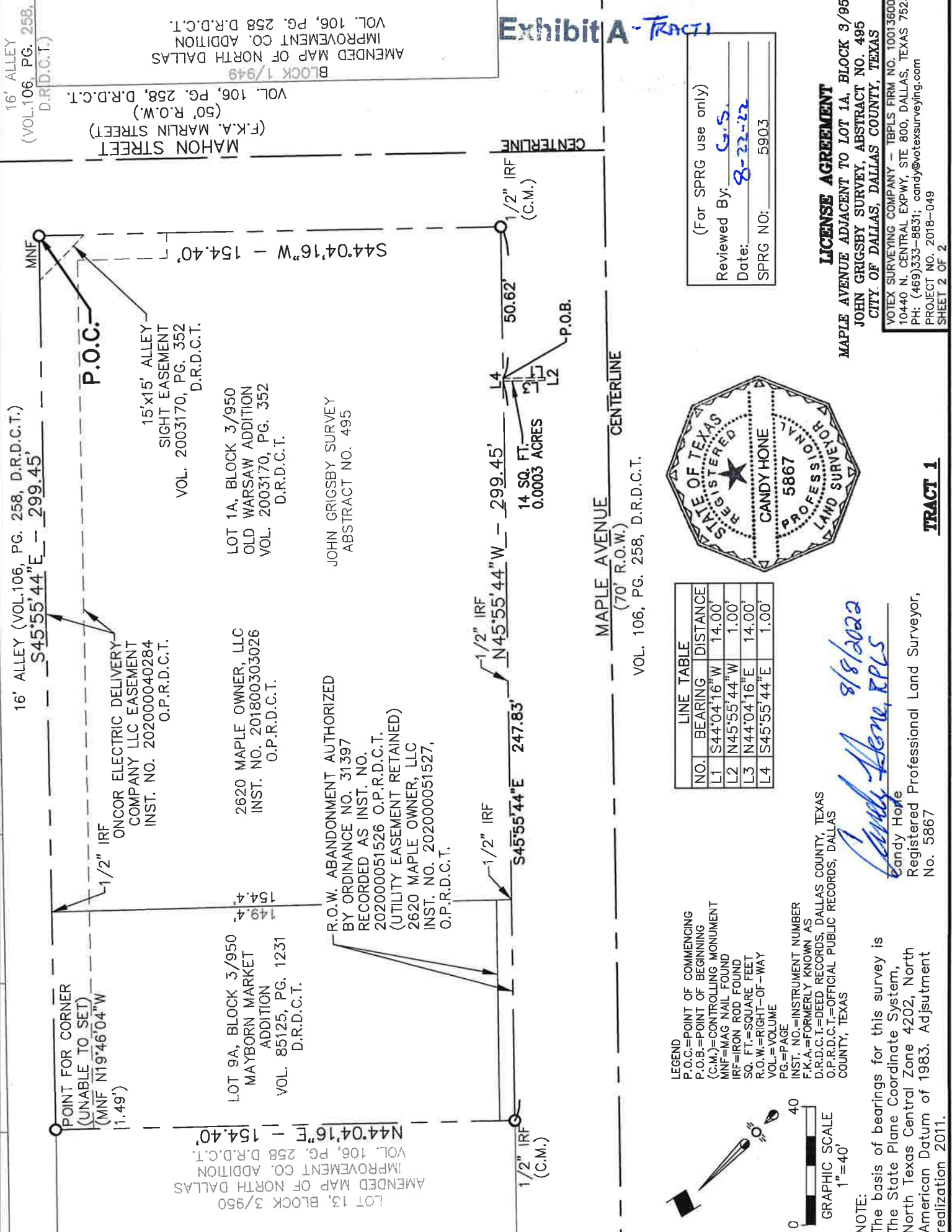
NOTE:
The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

(For SPRG use only)
Reviewed By: G.S.
Date: 8-22-22
SPRG NO: 5903



Candy Hone 8/8/2022
Candy Hone, RPLS

Candy Hone
Registered Professional Land Surveyor,
No. 5867



16' ALLEY (VOL.106, PG. 258, D.R.D.C.T.)
S45°55'44"E - 299.45'

15'x15' ALLEY
SIGHT EASEMENT
VOL. 2003170, PG. 352
D.R.D.C.T.

LOT 1A, BLOCK 3/950
OLD WARSAW ADDITION
VOL. 2003170, PG. 352
D.R.D.C.T.

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

R.O.W. ABANDONMENT AUTHORIZED
BY ORDINANCE NO. 31397
RECORDED AS INST. NO.
202000051526 O.P.R.D.C.T.
(UTILITY EASEMENT RETAINED)
2620 MAPLE OWNER, LLC
INST. NO. 202000051527,
O.P.R.D.C.T.

LOT 9A, BLOCK 3/950
MAYBORN MARKET
ADDITION
VOL. 85125, PG. 1231
D.R.D.C.T.

ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
INST. NO. 202000040284
O.P.R.D.C.T.

POINT FOR CORNER
(UNABLE TO SET)
(MNF N19°46'04"W
1.49')

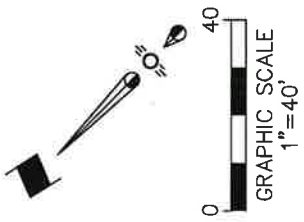
LOT 13, BLOCK 3/950
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.

MAHON STREET
(F.K.A. MARLIN STREET)
(50' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

BLOCK 1/949
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.

Exhibit A - TRACT

LEGEND
P.O.C.=POINT OF COMMENCING
P.O.B.=POINT OF BEGINNING
(C.M.)=CONTROLLING MONUMENT
MNF=MAG NAIL FOUND
IRF=IRON ROD FOUND
SQ. FT.=SQUARE FEET
R.O.W.=RIGHT-OF-WAY
VOL.=VOLUME
PG.=PAGE
INST. NO.=INSTRUMENT NUMBER
F.K.A.=FORMERLY KNOWN AS
D.R.D.C.T.=DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



NOTE:
The basis of bearings for this survey is
The State Plane Coordinate System,
North Texas Central Zone 4202, North
American Datum of 1983. Adjustment
realization 2011.

LINE TABLE	
NO.	BEARING DISTANCE
L1	S44°04'16"W 14.00'
L2	N45°55'44"W 1.00'
L3	N44°04'16"E 14.00'
L4	S45°55'44"E 1.00'



Candy Home, PLLC
9/8/2022
Candy Home
Registered Professional Land Surveyor,
No. 5867

(For SPRG use only)
Reviewed By: G.S.
Date: 8-22-22
SPRG NO: 5903

LICENSE AGREEMENT
MAPLE AVENUE ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
VOTEX SURVEYING COMPANY - TEMPL FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800, DALLAS, TEXAS 75231
PH: (469)333-8831; candy@votexsurveying.com
PROJECT NO. 2018-049
SHEET 2 OF 2

TRACT 1

LICENSE AGREEMENT
MAPLE AVENUE ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A
Tract 2

BEING a 14 square foot, 0.0003 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of Maple Avenue (a 70 foot right-of-way) according to the plat recorded in Volume 106, Page 258, Deed Records, Dallas County, Texas (D.R.D.C.T.) being adjacent to Lot 1A, Block 3/950 and being more particularly described as follows:

COMMENCING at a mag nail found in the northerly right-of-way line of Mahon Street (F.K.A. Marlin Street, a 50 foot right-of-way, Volume 106, Page 258, D.R.D.C.T.), same being the east corner of Lot 1A, Block 3/950, Old Warsaw Addition according to the plat thereof recorded in Volume 2003170, Page 352, D.R.D.C.T.

THENCE S 44° 04' 16" W, along the common line between said Mahon Street and said Lot 1A, a distance of 154.40 feet to a 1/2-inch iron rod found at the intersection of said Mahon Street and said Maple Avenue, same being the south corner of said Lot 1A;

THENCE N 45° 55' 44" W, along the common line between said Maple Avenue and said Lot 1A, a distance of 70.45 feet to the **POINT OF BEGINNING**;

THENCE S 44° 04' 16" W, departing said common line and crossing said Maple Avenue, a distance of 14.00 feet to a point for corner;

THENCE N 45° 55' 44" W, a distance of 1.00 foot to a point for corner;

THENCE N 44° 04' 16" E, a distance of 14.00 feet to the said common line between said Maple Avenue and said Lot 1A; said point being S 45° 55' 44" E, a distance of 228.00 feet from a 1/2-inch iron rod found for corner;

THENCE S 45° 55' 44" E, along said common line, a distance of 1.00 feet to the **POINT OF BEGINNING** and containing 14 square feet, 0.0003 acres of land, more or less.

NOTE:

The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

(For SPRG use only)

Reviewed By: G.S.
Date: 8-22-22
SPRG NO: 5904



Candy Hone 8/8/2022
RPLS
Candy Hone
Registered Professional Land Surveyor,
No. 5867

Exhibit A
TRACT 2

LOT 13, BLOCK 3/950
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.
N44°04'16"E - 154.40'

POINT FOR CORNER
(UNABLE TO SET)
(MNF N19°46'04"W
1.49')

LOT 9A, BLOCK 3/950
MAYBORN MARKET
ADDITION
VOL. 85125, PG. 1231
D.R.D.C.T.

149.4'
154.4'

R.O.W. ABANDONMENT AUTHORIZED
BY ORDINANCE NO. 31397
RECORDED AS INST. NO.
202000051526 O.P.R.D.C.T.
(UTILITY EASEMENT RETAINED)
2620 MAPLE OWNER, LLC
INST. NO. 202000051527,
O.P.R.D.C.T.

ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
INST. NO. 202000040284
O.P.R.D.C.T.

16' ALLEY (VOL. 106, PG. 258, D.R.D.C.T.)
S45°55'44"E - 299.45'

15'x15' ALLEY
SIGHT EASEMENT
VOL. 2003170, PG. 352
D.R.D.C.T.

LOT 1A, BLOCK 3/950
OLD WARSAW ADDITION
VOL. 2003170, PG. 352
D.R.D.C.T.

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

MAPLE AVENUE
(70' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

CENTERLINE

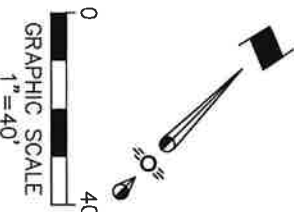
P.O.C.
MNF

S44°04'16"W - 154.40'

MAHON STREET
(F.K.A. MARLIN STREET)
(50' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

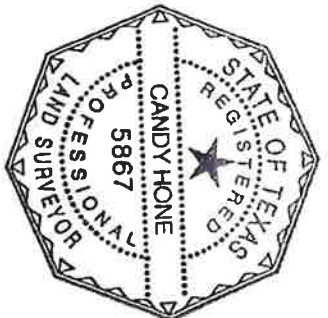
16' ALLEY
(VOL. 106, PG. 258,
D.R.D.C.T.)

BLOCK 1/949
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.



LEGEND
P.O.C.=POINT OF COMMENCING
P.O.B.=POINT OF BEGINNING
(C.M.)=CONTROLLING MONUMENT
MNF=MAG NAIL FOUND
IRF=IRON ROD FOUND
SQ. FT.=SQUARE FEET
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D.R.D.C.T.=DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NO.	BEARING	DISTANCE
L5	S44°04'16"W	14.00'
L6	N45°55'44"W	1.00'
L7	N44°04'16"E	14.00'
L8	S45°55'44"E	1.00'



NOTE:
The basis of bearings for this survey is
The State Plane Coordinate System,
North Texas Central Zone 4202, North
American Datum of 1983. Adjustment
realization 2011.

Candy Hope
Registered Professional Land Surveyor,
No. 5867

TRACT 2

LICENSE AGREEMENT

MAPLE AVENUE ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800, DALLAS, TEXAS 75231
PH: (469)333-8831; candy@votexsurveying.com
PROJECT NO. 2018-049
SHEET 2 OF 2

(For SPRG use only)
Reviewed By: G.S.
Date: 8-22-22
SPRG NO: 5904

Exhibit A
TRACT 3

LICENSE AGREEMENT
MAPLE AVENUE ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 13 square foot, 0.0003 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of Maple Avenue (a 70 foot right-of-way) according to the plat recorded in Volume 106, Page 258, Deed Records, Dallas County, Texas (D.R.D.C.T.) being adjacent to Lot 1A, Block 3/950 and being more particularly described as follows:

COMMENCING at a mag nail found in the northerly right-of-way line of Mahon Street (F.K.A. Marlin Street, a 50 foot right-of-way, Volume 106, Page 258, D.R.D.C.T.), same being the east corner of Lot 1A, Block 3/950, Old Warsaw Addition according to the plat thereof recorded in Volume 2003170, Page 352, D.R.D.C.T.

THENCE S 44° 04' 16" W, along the common line between said Mahon Street and said Lot 1A, a distance of 154.40 feet to a 1/2-inch iron rod found at the intersection of said Mahon Street and said Maple Avenue, same being the south corner of said Lot 1A;

THENCE N 45° 55' 44" W, along the common line between said Maple Avenue and said Lot 1A, a distance of 169.19 feet to the **POINT OF BEGINNING**;

THENCE S 44° 04' 16" W, departing said common line and crossing said Maple Avenue, a distance of 13.00 feet to a point for corner;

THENCE N 45° 55' 44" W, a distance of 1.00 foot to a point for corner;

THENCE N 44° 04' 16" E, a distance of 13.00 feet to the said common line between said Maple Avenue and said Lot 1A; said point being S 45° 55' 44" E, a distance of 129.26 feet from a 1/2-inch iron rod found for corner;

THENCE S 45° 55' 44" E, along said common line, a distance of 1.00 feet to the **POINT OF BEGINNING** and containing 13 square feet, 0.0003 acres of land, more or less.

NOTE:
The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.



8/8/2022
Candy Hone
Candy Hone
Registered Professional Land Surveyor,
No. 5867

(For SPRG use only)
Reviewed By: GS
Date: 8-22-22
SPRG NO: 5905

LOT 13, BLOCK 3/950
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.
N44°04'16"E - 154.40'

LOT 9A, BLOCK 3/950
MAYBORN MARKET
ADDITION
VOL. 85125, PG. 1231
D.R.D.C.T.

149.4'
154.4'

2620 MAPLE OWNER, LLC
INST. NO. 201800303026
O.P.R.D.C.T.

LOT 1A, BLOCK 3/950
OLD WARSJAW ADDITION
VOL. 2003170, PG. 352
D.R.D.C.T.

15'x15' ALLEY
SIGHT EASEMENT
VOL. 2003170, PG. 352
D.R.D.C.T.

16' ALLEY (VOL. 106, PG. 258, D.R.D.C.T.)
S45°55'44"E - 299.45'

16' ALLEY
(VOL. 106, PG. 258,
D.R.D.C.T.)

POINT FOR CORNER
(UNABLE TO SET)
(MNF N19°46'04"W
1.49')

ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
INST. NO. 202000040284
O.P.R.D.C.T.

P.O.C.

R.O.W. ABANDONMENT AUTHORIZED
BY ORDINANCE NO. 31397
RECORDED AS INST. NO.
202000051526 O.P.R.D.C.T.
(UTILITY EASEMENT RETAINED)
2620 MAPLE OWNER, LLC
INST. NO. 202000051527,
O.P.R.D.C.T.

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

S44°04'16"W - 154.40'

MAHON STREET
(F.K.A. MARLIN STREET)
(50' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

BLOCK 1/949
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.

MAPLE AVENUE
(70' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

CENTERLINE

1/2" IRF
(C.M.)

S45°55'44"E

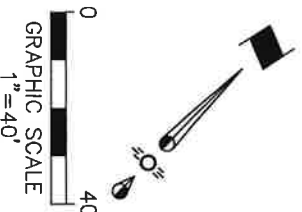
129.26'
13 SQ. FT.
0.0003 ACRES

L12
L10

1/2" IRF
N45°55'44"W - 299.45'

169.19'

1/2" IRF
(C.M.)



LEGEND
P.O.C.=POINT OF COMMENCING
P.O.B.=POINT OF BEGINNING
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O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LINE TABLE			
NO.	BEARING	DISTANCE	
L9	S44°04'16"W	13.00'	
L10	N45°55'44"W	1.00'	
L11	N44°04'16"E	13.00'	
L12	S45°55'44"E	1.00'	



NOTE:
The basis of bearings for this survey is
The State Plane Coordinate System,
North Texas Central Zone 4202, North
American Datum of 1983. Adjustment
realization 2011.

Candy Hope
Candy Hope
Registered Professional Land Surveyor,
No. 5867

TRACT 3

LICENSE AGREEMENT

MAPLE AVENUE ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

VOTEX SURVEYING COMPANY - TEP'S FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800, DALLAS, TEXAS 75231
PH: (469)333-8831; candy@votexsurveying.com
PROJECT NO. 2018-049
SHEET 2 OF 2

(For SPRG use only)
Reviewed By: CS
Date: 8-22-22
SPRG NO: 5905

LICENSE AGREEMENT
MAPLE AVENUE ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A
TRACT 4

BEING a 13 square foot, 0.0003 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of Maple Avenue (a 70 foot right-of-way) according to the plat recorded in Volume 106, Page 258, Deed Records, Dallas County, Texas (D.R.D.C.T.) being adjacent to Lot 1A, Block 3/950 and being more particularly described as follows:

COMMENCING at a mag nail found in the northerly right-of-way line of Mahon Street (F.K.A. Marlin Street, a 50 foot right-of-way, Volume 106, Page 258, D.R.D.C.T.), same being the east corner of Lot 1A, Block 3/950, Old Warsaw Addition according to the plat thereof recorded in Volume 2003170, Page 352, D.R.D.C.T.

THENCE S 44° 04' 16" W, along the common line between said Mahon Street and said Lot 1A, a distance of 154.40 feet to a 1/2-inch iron rod found at the intersection of said Mahon Street and said Maple Avenue, same being the south corner of said Lot 1A;

THENCE N 45° 55' 44" W, along the common line between said Maple Avenue and said Lot 1A, a distance of 189.13 feet to the **POINT OF BEGINNING**;

THENCE S 44° 04' 16" W, departing said common line and crossing said Maple Avenue, a distance of 13.00 feet to a point for corner;

THENCE N 45° 55' 44" W, a distance of 1.00 foot to a point for corner;

THENCE N 44° 04' 16" E, a distance of 13.00 feet to the said common line between said Maple Avenue and said Lot 1A; said point being S 45° 55' 44" E, a distance of 109.32 feet from a 1/2-inch iron rod found for corner;

THENCE S 45° 55' 44" E, along said common line, a distance of 1.00 feet to the **POINT OF BEGINNING** and containing 13 square feet, 0.0003 acres of land, more or less.

NOTE:
The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.



8/8/2022
Candy Hone, RPLS
Candy Hone
Registered Professional Land Surveyor,
No. 5867

(For SPRG use only)
Reviewed By: G.S.
Date: 8-22-22
SPRG NO: 5906

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800, DALLAS, TEXAS 75231
PH: (469)333-8831; candy@votexsurveying.com
PROJECT NO. 2018-049
SHEET 1 OF 2

Exhibit A
Tract 4

LOT 13, BLOCK 3/950
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.
N44°04'16"E - 154.40'

LOT 9A, BLOCK 3/950
MAYBORN MARKET
ADDITION
VOL. 85125, PG. 1231
D.R.D.C.T.

149.4'
154.4'

2620 MAPLE OWNER, LLC
INST. NO. 201800303026
O.P.R.D.C.T.

LOT 1A, BLOCK 3/950
OLD WARSAW ADDITION
VOL. 2003170, PG. 352
D.R.D.C.T.

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

15'x15' ALLEY
SIGHT EASEMENT
VOL. 2003170, PG. 352
D.R.D.C.T.

16' ALLEY (VOL. 106, PG. 258, D.R.D.C.T.)
S45°55'44"E - 299.45'

16' ALLEY
(VOL. 106, PG. 258,
D.R.D.C.T.)

POINT FOR CORNER
(UNABLE TO SET)
(MNF N19°46'04"W
11.49')

ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
INST. NO. 202000040284
O.P.R.D.C.T.

P.O.C.
MNF

S44°04'16"W - 154.40'

MAHON STREET
(F.K.A. MARLIN STREET)
(50' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

BLOCK 1/949
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.

MAPLE AVENUE
(70' R.O.W.)
CENTERLINE
VOL. 106, PG. 258, D.R.D.C.T.

CENTERLINE

1/2" IRF
(C.M.)

S45°55'44"E 109.32'

13 SQ. FT.
0.0003 ACRES

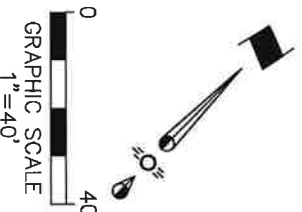
L16

1/2" IRF
N45°55'44"W - 189.13'

299.45'

1/2" IRF
(C.M.)

R.O.W. ABANDONMENT AUTHORIZED
BY ORDINANCE NO. 31397
RECORDED AS INST. NO.
202000051526 O.P.R.D.C.T.
(UTILITY EASEMENT RETAINED)
2620 MAPLE OWNER, LLC
INST. NO. 202000051527,
O.P.R.D.C.T.



LEGEND
P.O.C.=POINT OF COMMENCING
P.O.B.=POINT OF BEGINNING
(C.M.)=CONTROLLING MONUMENT
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D.R.D.C.T.=DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NO.	BEARING	DISTANCE
L13	S44°04'16"W	13.00'
L14	N45°55'44"W	1.00'
L15	N44°04'16"E	13.00'
L16	S45°55'44"E	1.00'



(For SPRG use only)
Reviewed By: C.S.
Date: 8-22-22
SPRG NO: 5906

LICENSE AGREEMENT

MAPLE AVENUE ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

VOTEX SURVEYING COMPANY - TBPFS FIRM NO. 10013600
10440 N. CENTRAL EXP'Y, STE 800, DALLAS, TEXAS 75231
PH: (469)333-8831; candy@votexsurveying.com
PROJECT NO. 2018-049
SHEET 2 OF 2

NOTE:
The basis of bearings for this survey is
The State Plane Coordinate System,
North Texas Central Zone 4202, North
American Datum of 1983, Adjustment
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Candy Hope
Candy Hope
Registered Professional Land Surveyor,
No. 5867
8/8/2022

TRACT 4

LICENSE AGREEMENT
MAPLE AVENUE ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A
Tract 5

BEING a 13 square foot, 0.0003 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of Maple Avenue (a 70 foot right-of-way) according to the plat recorded in Volume 106, Page 258, Deed Records, Dallas County, Texas (D.R.D.C.T.) being adjacent to Lot 1A, Block 3/950 and being more particularly described as follows:

COMMENCING at a mag nail found in the northerly right-of-way line of Mahon Street (F.K.A. Marlin Street, a 50 foot right-of-way, Volume 106, Page 258, D.R.D.C.T.), same being the east corner of Lot 1A, Block 3/950, Old Warsaw Addition according to the plat thereof recorded in Volume 2003170, Page 352, D.R.D.C.T.

THENCE S 44° 04' 16" W, along the common line between said Mahon Street and said Lot 1A, a distance of 154.40 feet to a 1/2-inch iron rod found at the intersection of said Mahon Street and said Maple Avenue, same being the south corner of said Lot 1A;

THENCE N 45° 55' 44" W, along the common line between said Maple Avenue and said Lot 1A, a distance of 209.29 feet to the **POINT OF BEGINNING**;

THENCE S 44° 04' 16" W, departing said common line and crossing said Maple Avenue, a distance of 13.00 feet to a point for corner;

THENCE N 45° 55' 44" W, a distance of 1.00 foot to a point for corner;

THENCE N 44° 04' 16" E, a distance of 13.00 feet to the said common line between said Maple Avenue and said Lot 1A; said point being S 45° 55' 44" E, a distance of 89.16 feet from a 1/2-inch iron rod found for corner;

THENCE S 45° 55' 44" E, along said common line, a distance of 1.00 feet to the **POINT OF BEGINNING** and containing 13 square feet, 0.0003 acres of land, more or less.

NOTE:

The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

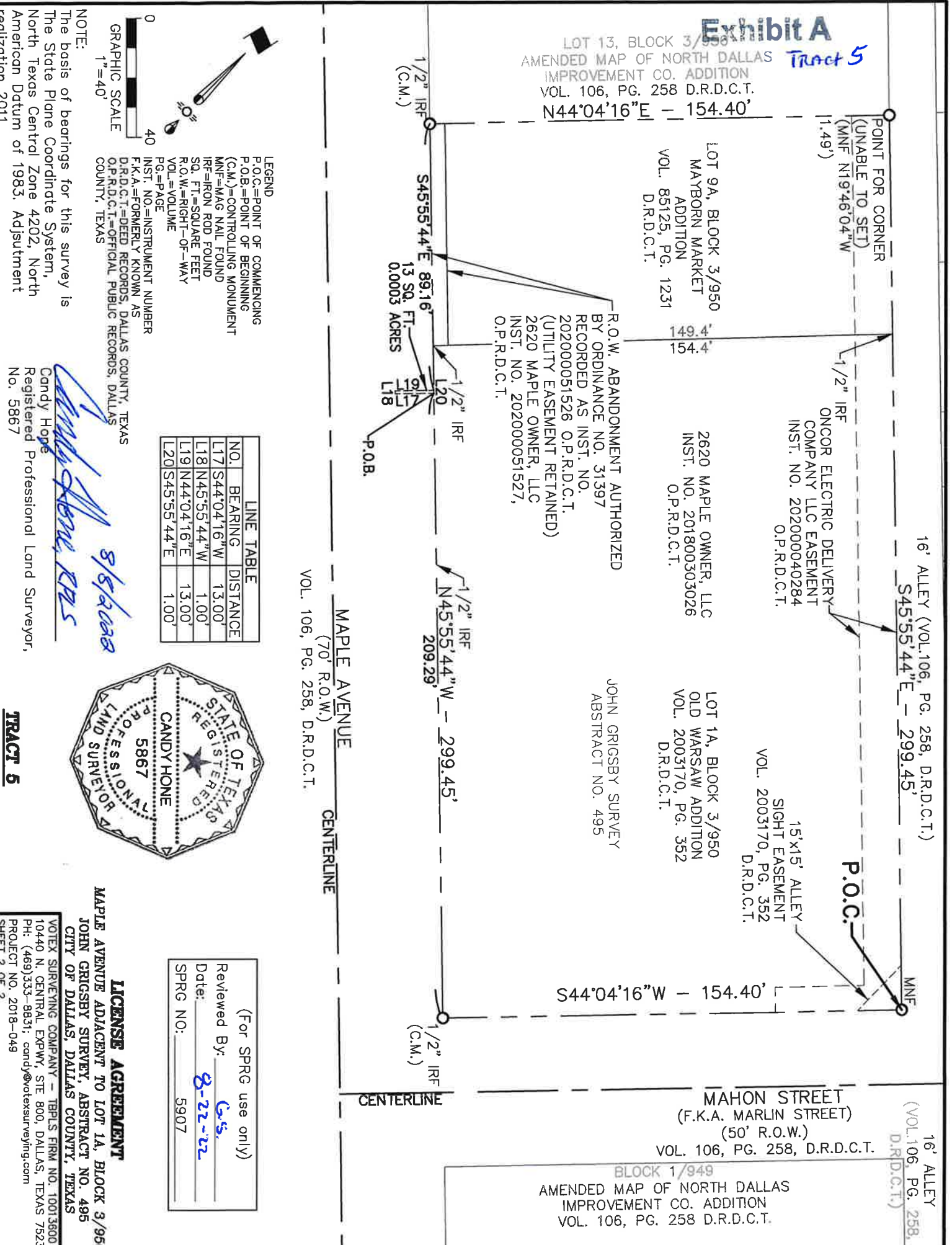
(For SPRG use only)

Reviewed By: G.S.
Date: 8-22-22
SPRG NO: 5907



8/8/2022
Candy Hone, RPLS
Candy Hone
Registered Professional Land Surveyor,
No. 5867

Exhibit A
Tract 5
 LOT 13, BLOCK 3/950
 AMENDED MAP OF NORTH DALLAS
 IMPROVEMENT CO. ADDITION
 VOL. 106, PG. 258 D.R.D.C.T.
 N44°04'16"E - 154.40'



LEGEND
 P.O.C.=POINT OF COMMENCING
 P.O.B.=POINT OF BEGINNING
 (C.M.)=CONTROLLING MONUMENT
 MNF=MAG NAIL FOUND
 IRF=IRON ROD FOUND
 SQ. FT.=SQUARE FEET
 R.O.W.=RIGHT-OF-WAY
 VOL.=VOLUME
 PG.=PAGE
 INST. NO.=INSTRUMENT NUMBER
 F.K.A.=FORMERLY KNOWN AS
 D.R.D.C.T.=DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NO.	BEARING	DISTANCE
L17	S44°04'16"W	13.00'
L18	N45°55'44"W	1.00'
L19	N44°04'16"E	13.00'
L20	S45°55'44"E	1.00'



(For SPRG use only)
 Reviewed By: CS
 Date: 8-22-12
 SPRG NO: 5907

LICENSE AGREEMENT

MAPLE AVENUE ADJACENT TO LOT 1A, BLOCK 3/950
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
 10440 N. CENTRAL EXPWY, STE 800, DALLAS, TEXAS 75231
 Ph: (469)333-8831; candy@votexsurv.com
 PROJECT NO. 2018-049
 SHEET 2 OF 2

NOTE:
 The basis of bearings for this survey is
 The State Plane Coordinate System,
 North Texas Central Zone 4202, North
 American Datum of 1983. Adjustment
 redization 2011.



Candy Hone
 Candy Hone
 Registered Professional Land Surveyor,
 No. 5867

8/8/2012

TRACT 5

LICENSE AGREEMENT
MAPLE AVENUE ADJACENT TO LOT 9A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A
Tract 6

BEING a 13 square foot, 0.0003 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of Maple Avenue (a 70 foot right-of-way) according to the plat recorded in Volume 106, Page 258, Deed Records, Dallas County, Texas (D.R.D.C.T.) being adjacent to Lot 9A, Block 3/950, Mayborn Market Addition, Volume 85125, Page 1231, D.R.D.C.T. and being more particularly described as follows:

COMMENCING at a mag nail found in the northerly right-of-way line of Mahon Street (F.K.A. Marlin Street, a 50 foot right-of-way, Volume 106, Page 258, D.R.D.C.T.), same being the east corner of Lot 1A, Block 3/950, Old Warsaw Addition according to the plat thereof recorded in Volume 2003170, Page 352, D.R.D.C.T.

THENCE S 44° 04' 16" W, along the common line between said Mahon Street and said Lot 1A, a distance of 154.40 feet to a 1/2-inch iron rod found at the intersection of said Mahon Street and said Maple Avenue, same being the south corner of said Lot 1A;

THENCE N 45° 55' 44" W, along the common line between said Maple Avenue and said Lot 1A and Lot 9A, a distance of 229.15 feet to the **POINT OF BEGINNING**;

THENCE S 44° 04' 16" W, departing said common line and crossing said Maple Avenue, a distance of 13.00 feet to a point for corner;

THENCE N 45° 55' 44" W, a distance of 1.00 foot to a point for corner;

THENCE N 44° 04' 16" E, a distance of 13.00 feet to the said common line between said Maple Avenue and said Lot 9A; said point being S 45° 55' 44" E, a distance of 69.30 feet from a 1/2-inch iron rod found for corner;

THENCE S 45° 55' 44" E, along said common line, a distance of 1.00 feet to the **POINT OF BEGINNING** and containing 13 square feet, 0.0003 acres of land, more or less.

NOTE:

The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

(For SPRG use only)

Reviewed By: CS
Date: 8-22-22
SPRG NO: 5908



8/8/2022
Candy Hone RPLS
Candy Hone
Registered Professional Land Surveyor,
No. 5867

Exhibit A
Tract 6

LOT 13, BLOCK 3/950
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.
N44°04'16"E - 154.40'

POINT FOR CORNER
(UNABLE TO SET)
(MNF N19°46'04"W
1.49')

LOT 9A, BLOCK 3/950
MAYBORN MARKET
ADDITION
VOL. 85125, PG. 1231
D.R.D.C.T.

149.4'
154.4'

R.O.W. ABANDONMENT AUTHORIZED
BY ORDINANCE NO. 31397
RECORDED AS INST. NO.
202000051526 O.P.R.D.C.T.
(UTILITY EASEMENT RETAINED)
2620 MAPLE OWNER, LLC
INST. NO. 202000051527,
O.P.R.D.C.T.

ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
INST. NO. 202000040284
O.P.R.D.C.T.

16' ALLEY (VOL. 106, PG. 258, D.R.D.C.T.)
S45°55'44"E - 299.45'

2620 MAPLE OWNER, LLC
INST. NO. 201800303026
O.P.R.D.C.T.

LOT 1A, BLOCK 3/950
OLD WARSAW ADDITION
VOL. 2003170, PG. 352
D.R.D.C.T.

15'x15' ALLEY
SIGHT EASEMENT
VOL. 2003170, PG. 352
D.R.D.C.T.

P.O.C.
MNF

S44°04'16"W - 154.40'

MAHON STREET
(F.K.A. MARLIN STREET)
(50' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

16' ALLEY
(VOL. 106, PG. 258,
D.R.D.C.T.)

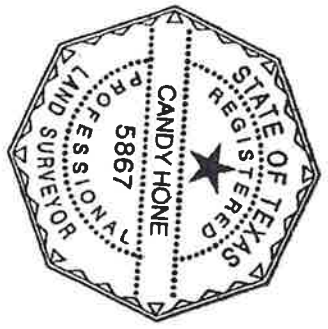
BLOCK 1/949
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.



LEGEND
P.O.C.=POINT OF COMMENCING
P.O.B.=POINT OF BEGINNING
(C.M.)=CONTROLLING MONUMENT
MNF=MAG NAIL FOUND
RF=IRON ROD FOUND
SQ. FT.=SQUARE FEET
R.O.W.=RIGHT-OF-WAY
VOL.=VOLUME
Pg.=PAGE
INST. NO.=INSTRUMENT NUMBER
F.K.A.=FORMERLY KNOWN AS
D.R.D.C.T.=DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTE:
The basis of bearings for this survey is
The State Plane Coordinate System,
North Texas Central Zone 4202, North
American Datum of 1983. Adjustment
realization 2011.

LINE TABLE		
NO.	BEARING	DISTANCE
L21	S44°04'16"W	13.00'
L22	N45°55'44"W	1.00'
L23	N44°04'16"E	13.00'
L24	S45°55'44"E	1.00'



(For SPRG use only)
Reviewed By: C.S.
Date: 8-22-22
SPRG NO.: 5908

LICENSE AGREEMENT

MAPLE AVENUE ADJACENT TO LOT 9A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

VOTEX SURVEYING COMPANY - TEPIS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800, DALLAS, TEXAS 75231
PH: (469)333-8831; candy@votexsurveying.com
PROJECT NO. 2018-049
SHEET 2 OF 2

Candy Hone
Registered Professional Land Surveyor,
No. 5867

TRACT 6

LICENSE AGREEMENT
MAPLE AVENUE ADJACENT TO LOT 9A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A
Tract 7

BEING a 13 square foot, 0.0003 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of Maple Avenue (a 70 foot right-of-way) according to the plat recorded in Volume 106, Page 258, Deed Records, Dallas County, Texas (D.R.D.C.T.) being adjacent to Lot 9A, Block 3/950, Mayborn Market Addition, Volume 85125, Page 1231, D.R.D.C.T. and being more particularly described as follows:

COMMENCING at a mag nail found in the northerly right-of-way line of Mahon Street (F.K.A. Marlin Street, a 50 foot right-of-way, Volume 106, Page 258, D.R.D.C.T.), same being the east corner of Lot 1A, Block 3/950, Old Warsaw Addition according to the plat thereof recorded in Volume 2003170, Page 352, D.R.D.C.T.

THENCE S 44° 04' 16" W, along the common line between said Mahon Street and said Lot 1A, a distance of 154.40 feet to a 1/2-inch iron rod found at the intersection of said Mahon Street and said Maple Avenue, same being the south corner of said Lot 1A;

THENCE N 45° 55' 44" W, along the common line between said Maple Avenue and said Lot 1A and Lot 9A, a distance of 249.16 feet to the **POINT OF BEGINNING**;

THENCE S 44° 04' 16" W, departing said common line and crossing said Maple Avenue, a distance of 13.00 feet to a point for corner;

THENCE N 45° 55' 44" W, a distance of 1.00 foot to a point for corner;

THENCE N 44° 04' 16" E, a distance of 13.00 feet to the said common line between said Maple Avenue and said Lot 9A; said point being S 45° 55' 44" E, a distance of 49.29 feet from a 1/2-inch iron rod found for corner;

THENCE S 45° 55' 44" E, along said common line, a distance of 1.00 feet to the **POINT OF BEGINNING** and containing 13 square feet, 0.0003 acres of land, more or less.

NOTE:
The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.



Candy Hone 8/8/2022
RPLS
Candy Hone
Registered Professional Land Surveyor,
No. 5867

(For SPRG use only)
Reviewed By: GS
Date: 8-22-22
SPRG NO: 5909

Exhibit A
Tract 7

LOT 13, BLOCK 3/950
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.
N44°04'16"E - 154.40'

POINT FOR CORNER
(UNABLE TO SET)
(MNF N19°46'04"W
1.49')

LOT 9A, BLOCK 3/950
MAYBORN MARKET
ADDITION
VOL. 85125, PG. 1231
D.R.D.C.T.

149.4'
154.4'

ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
INST. NO. 202000040284
O.P.R.D.C.T.

2620 MAPLE OWNER, LLC
INST. NO. 201800303026
O.P.R.D.C.T.

LOT 1A, BLOCK 3/950
OLD WARSAW ADDITION
VOL. 2003170, PG. 352
D.R.D.C.T.

15'x15' ALLEY
SIGHT EASEMENT
VOL. 2003170, PG. 352
D.R.D.C.T.

16' ALLEY (VOL. 106, PG. 258, D.R.D.C.T.)
S45°55'44"E - 299.45'

P.O.C.

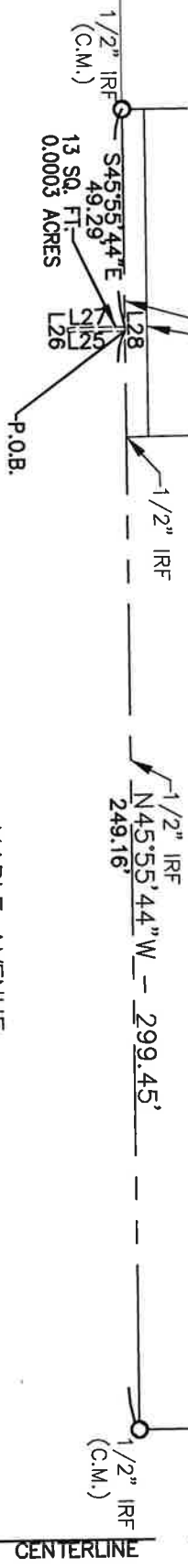
16' ALLEY
(VOL. 106, PG. 258,
D.R.D.C.T.)

R.O.W. ABANDONMENT AUTHORIZED
BY ORDINANCE NO. 31397
RECORDED AS INST. NO.
202000051526 O.P.R.D.C.T.
(UTILITY EASEMENT RETAINED)
2620 MAPLE OWNER, LLC
INST. NO. 202000051527,
O.P.R.D.C.T.

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

MAHON STREET
(F.K.A. MARLIN STREET)
(50' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

BLOCK 1/949
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.



LEGEND
P.O.C.=POINT OF COMMENCING
P.O.B.=POINT OF BEGINNING
(C.M.)=CONTROLLING MONUMENT
MNF=MAG NAIL FOUND
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D.R.D.C.T.=DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NO.	BEARING	DISTANCE
L25	S44°04'16"W	13.00'
L26	N45°55'44"W	1.00'
L27	N44°04'16"E	13.00'
L28	S45°55'44"E	1.00'



NOTE:
The basis of bearings for this survey is
The State Plane Coordinate System,
North Texas Central Zone 4202, North
American Datum of 1983. Adjustment
realization 2011.

Candy Hope
Registered Professional Land Surveyor,
No. 5867



(For SPRG use only)
Reviewed By: G.S.
Date: 8-22-22
SPRG NO: 5909

LICENSE AGREEMENT

MAPLE AVENUE ADJACENT TO LOT 9A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
VOTEX SURVEYING COMPANY - TEPIS FIRM NO. 10013600
10440 N. CENTRAL EXP'Y, STE 800, DALLAS, TEXAS 75231
PH: (469)333-8831; candy@votexsurveying.com
PROJECT NO. 2018-049
SHEET 2 OF 2

TRACT 7

LICENSE AGREEMENT

MAPLE AVENUE ADJACENT TO LOT 9A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A
Tract 8

BEING a 13 square foot, 0.0003 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of Maple Avenue (a 70 foot right-of-way) according to the plat recorded in Volume 106, Page 258, Deed Records, Dallas County, Texas (D.R.D.C.T.) being adjacent to Lot 9A, Block 3/950, Mayborn Market Addition, Volume 85125, Page 1231, D.R.D.C.T. and being more particularly described as follows:

COMMENCING at a mag nail found in the northerly right-of-way line of Mahon Street (F.K.A. Marlin Street, a 50 foot right-of-way, Volume 106, Page 258, D.R.D.C.T.), same being the east corner of Lot 1A, Block 3/950, Old Warsaw Addition according to the plat thereof recorded in Volume 2003170, Page 352, D.R.D.C.T.

THENCE S 44° 04' 16" W, along the common line between said Mahon Street and said Lot 1A, a distance of 154.40 feet to a 1/2-inch iron rod found at the intersection of said Mahon Street and said Maple Avenue, same being the south corner of said Lot 1A;

THENCE N 45° 55' 44" W, along the common line between said Maple Avenue and said Lot 1A and Lot 9A, a distance of 269.22 feet to the **POINT OF BEGINNING**;

THENCE S 44° 04' 16" W, departing said common line and crossing said Maple Avenue, a distance of 13.00 feet to a point for corner;

THENCE N 45° 55' 44" W, a distance of 1.00 foot to a point for corner;

THENCE N 44° 04' 16" E, a distance of 13.00 feet to the said common line between said Maple Avenue and said Lot 9A; said point being S 45° 55' 44" E, a distance of 29.23 feet from a 1/2-inch iron rod found for corner;

THENCE S 45° 55' 44" E, along said common line, a distance of 1.00 feet to the **POINT OF BEGINNING** and containing 13 square feet, 0.0003 acres of land, more or less.

NOTE:

The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.



(For SPRG use only)

Reviewed By: G.S.
Date: 8-22-22
SPRG NO: 5910

Candy Hone 8/8/2022
RPLS
Candy Hone
Registered Professional Land Surveyor,
No. 5867

LOT 13, BLOCK 3/950
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.
N44°04'16"E - 154.40'

LOT 9A, BLOCK 3/950
MAYBORN MARKET
ADDITION
VOL. 85125, PG. 1231
D.R.D.C.T.

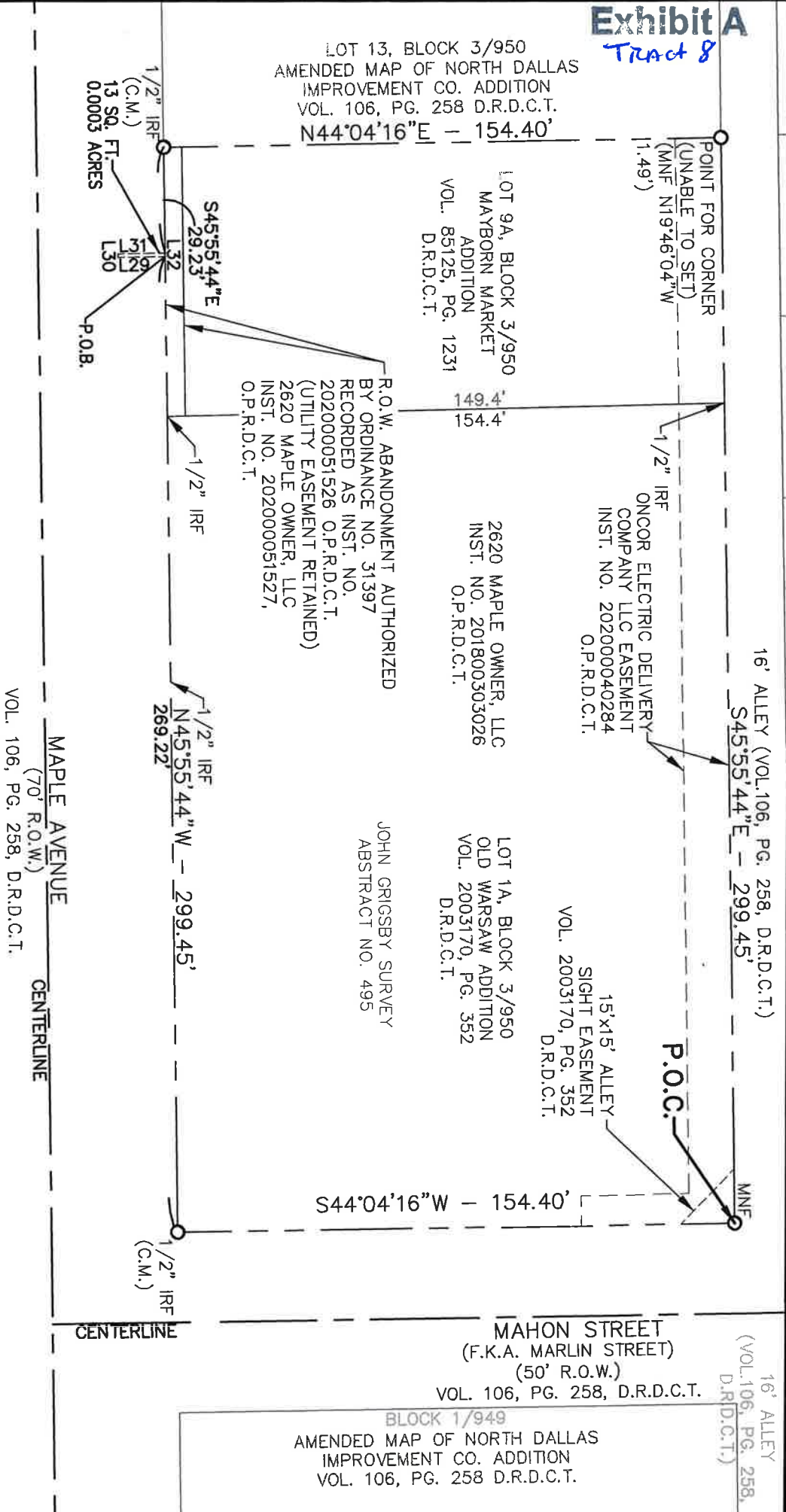
2620 MAPLE OWNER, LLC
INST. NO. 201800303026
O.P.R.D.C.T.

LOT 1A, BLOCK 3/950
OLD WARSAW ADDITION
VOL. 2003170, PG. 352
D.R.D.C.T.

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

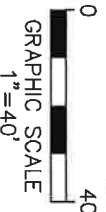
MAHON STREET
(F.K.A. MARLIN STREET)
(50' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

BLOCK 1/949
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.



LEGEND
P.O.C.=POINT OF COMMENCING
P.O.B.=POINT OF BEGINNING
(C.M.)=CONTROLLING MONUMENT
MNF=MAG NAIL FOUND
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SQ. FT.=SQUARE FEET
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D.R.D.C.T.=DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NO.	BEARING	DISTANCE
L29	S44°04'16"W	13.00'
L30	N45°55'44"W	1.00'
L31	N44°04'16"E	13.00'
L32	S45°55'44"E	1.00'



NOTE:
The basis of bearings for this survey is
The State Plane Coordinate System,
North Texas Central Zone 4202, North
American Datum of 1983. Adjustment
realization 2011.

Candy Hope
Candy Hope
Registered Professional Land Surveyor,
No. 5867



TRACT 8

LICENSE AGREEMENT

MAPLE AVENUE ADJACENT TO LOT 9A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: CS
Date: 8-22-22
SPRG NO: 5910

VOTEX SURVEYING COMPANY - TEPIS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800, DALLAS, TEXAS 75231
PH: (469)333-8831; candy@votexsurveying.com
PROJECT NO. 2018-049
SHEET 2 OF 2

LICENSE AGREEMENT

MAPLE AVENUE ADJACENT TO LOT 9A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A
Tract 9

BEING a 13 square foot, 0.0003 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of Maple Avenue (a 70 foot right-of-way) according to the plat recorded in Volume 106, Page 258, Deed Records, Dallas County, Texas (D.R.D.C.T.) being adjacent to Lot 9A, Block 3/950, Mayborn Market Addition, Volume 85125, Page 1231, D.R.D.C.T. and being more particularly described as follows:

COMMENCING at a mag nail found in the northerly right-of-way line of Mahon Street (F.K.A. Marlin Street, a 50 foot right-of-way, Volume 106, Page 258, D.R.D.C.T.), same being the east corner of Lot 1A, Block 3/950, Old Warsaw Addition according to the plat thereof recorded in Volume 2003170, Page 352, D.R.D.C.T.

THENCE S 44° 04' 16" W, along the common line between said Mahon Street and said Lot 1A, a distance of 154.40 feet to a 1/2-inch iron rod found at the intersection of said Mahon Street and said Maple Avenue, same being the south corner of said Lot 1A;

THENCE N 45° 55' 44" W, along the common line between said Maple Avenue and said Lot 1A and Lot 9A, a distance of 289.43 feet to the **POINT OF BEGINNING**;

THENCE S 44° 04' 16" W, departing said common line and crossing said Maple Avenue, a distance of 13.00 feet to a point for corner;

THENCE N 45° 55' 44" W, a distance of 1.00 foot to a point for corner;

THENCE N 44° 04' 16" E, a distance of 13.00 feet to the said common line between said Maple Avenue and said Lot 9A; said point being S 45° 55' 44" E, a distance of 9.02 feet from a 1/2-inch iron rod found for corner;

THENCE S 45° 55' 44" E, along said common line, a distance of 1.00 feet to the **POINT OF BEGINNING** and containing 13 square feet, 0.0003 acres of land, more or less.

NOTE:

The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.



(For SPRG use only)

Reviewed By: G.S.
Date: 8-22-22
SPRG NO: 5911

Candy Hone 8/8/2022
Candy Hone, RPLS

Candy Hone
Registered Professional Land Surveyor,
No. 5867

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800, DALLAS, TEXAS 75231
PH: (469)333-8831; candy@votexsurveying.com
PROJECT NO. 2018-049
SHEET 1 OF 2

Exhibit A

Tract 9

LOT 13, BLOCK 3/950
 AMENDED MAP OF NORTH DALLAS
 IMPROVEMENT CO. ADDITION
 VOL. 106, PG. 258 D.R.D.C.T.
 N44°04'16"E - 154.40'

POINT FOR CORNER
 (UNABLE TO SET)
 (MNF N19°46'04"W
 1.49')

LOT 9A, BLOCK 3/950
 MAYBORN MARKET
 ADDITION
 VOL. 85125, PG. 1231
 D.R.D.C.T.

149.4'
 154.4'

2620 MAPLE OWNER, LLC
 INST. NO. 201800303026
 O.P.R.D.C.T.

LOT 1A, BLOCK 3/950
 OLD WARSAW ADDITION
 VOL. 2003170, PG. 352
 D.R.D.C.T.

15'x15' ALLEY
 SIGHT EASEMENT
 VOL. 2003170, PG. 352
 D.R.D.C.T.

16' ALLEY (VOL. 106, PG. 258, D.R.D.C.T.)
 S45°55'44"E - 299.45'

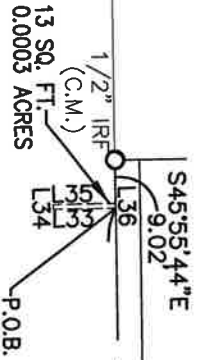
P.O.C.
 MNF

S44°04'16"W - 154.40'

MAHON STREET
 (F.K.A. MARLIN STREET)
 (50' R.O.W.)
 VOL. 106, PG. 258, D.R.D.C.T.

16' ALLEY
 (VOL. 106, PG. 258,
 D.R.D.C.T.)

BLOCK 1/949
 AMENDED MAP OF NORTH DALLAS
 IMPROVEMENT CO. ADDITION
 VOL. 106, PG. 258 D.R.D.C.T.



MAPLE AVENUE
 (70' R.O.W.)
 VOL. 106, PG. 258, D.R.D.C.T.

CENTERLINE

CENTERLINE

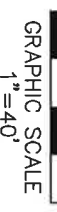
NO.	BEARING	DISTANCE
L33	S44°04'16"W	13.00'
L34	N45°55'44"W	1.00'
L35	N44°04'16"E	13.00'
L36	S45°55'44"E	1.00'



(For SPRG use only)

Reviewed By: G.S.
 Date: 8-22-22
 SPRG NO: 5911

LEGEND
 P.O.C.=POINT OF COMMENCING
 P.O.B.=POINT OF BEGINNING
 (C.M.)=CONTROLLING MONUMENT
 MNF=MAG NAIL FOUND
 IRF=IRON ROD FOUND
 SQ. FT.=SQUARE FEET
 R.O.W.=RIGHT-OF-WAY
 VOL.=VOLUME
 PG.=PAGE
 INST. NO.=INSTRUMENT NUMBER
 F.K.A.=FORMERLY KNOWN AS
 D.R.D.C.T.=DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



NOTE:
 The basis of bearings for this survey is
 The State Plane Coordinate System,
 North Texas Central Zone 4202, North
 American Datum of 1983. Adjustment
 realization 2011.

Candy Hone, RPLS
 8/8/2022
 Candy Hone
 Registered Professional Land Surveyor,
 No. 5867

TRACT 9

LICENSE AGREEMENT

MAPLE AVENUE ADJACENT TO LOT 9A, BLOCK 3/950
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

VOTEX SURVEYING COMPANY - TEP'S FIRM NO. 10013600
 10440 N. CENTRAL EXP'Y, STE 800, DALLAS, TEXAS 75231
 PH: (469)333-8831; candym@votexsurveying.com
 PROJECT NO. 2018-049
 SHEET 2 OF 2

LICENSE AGREEMENT
MAHON STREET ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A
Tract 10

BEING a 10 square foot, 0.0002 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of Mahon Street (F.K.A. Marlin Street) (a 50 foot right of way), according to the plat recorded in Vol. 106, Page 258, Deed Records, Dallas County, Texas (D.R.D.C.T.) being adjacent to Lot 1A, Block 3/950, Old Warsaw Addition, Vol. 2003170, Page 352, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

COMMENCING at a ½-inch iron rod found in the northeast right-of-way line of Maple Avenue, (a 70 foot right-of-way), Volume 106, Page 258, D.R.D.C.T., same being the west corner of a right of way abandonment authorized by Ordinance No. 31397, Instrument No. 202000051526, O.P.R.D.C.T. and being the south corner of Lot 13, Block 3/950, amended map of North Dallas Improvement Co. Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 106, Page 258, D.R.D.C.T.

THENCE S 45° 55' 44" E, with said northeast line of Maple Avenue, a distance of 299.45 feet to a ½-inch iron rod found at the intersection of said Maple Avenue and Mahon Street, same being the south corner of Lot 1A, Block 3/950, Old Warsaw Addition, according to the plat thereof recorded in Volume 2003170, Page 352, D.R.D.C.T.

THENCE N 44° 04' 16" E, along the common line between Mahon Street and said Lot 1A, a distance of 33.94 feet to the **POINT OF BEGINNING**.

THENCE N 44° 04' 16" E, along said common line, a distance of 1.00 feet to a point for corner;

THENCE S 45° 55' 44" E, departing said common line and crossing Mahon Street, a distance of 10.00 foot to a point for corner;

THENCE S 44° 04' 16" W, a distance of 1.00 feet to a point for corner;

THENCE N 45° 55' 44" W, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 10 square feet, 0.0002 acres of land, more or less.

NOTE:
The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.



Candy Hone 7/26/2022
Candy Hone, RPLS
Candy Hone
Registered Professional Land Surveyor,
No. 5867

(For SPRG use only)
Reviewed By: G.S.
Date: 8-3-22
SPRG NO: 5912

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800, DALLAS, TEXAS 75231
PH: (469)333-8831; candy@votexsurveying.com
PROJECT NO. 2018-049
SHEET 1 OF 2

Exhibit A
TRACT 10

LOT 13, BLOCK 3/950
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.
N44°04'16"E - 154.40'

POINT FOR CORNER
(UNABLE TO SET)
(MNF N19°46'04"W
11.49')

LOT 9A, BLOCK 3/950
MAYBORN MARKET
ADDITION
VOL. 85125, PG. 1231
D.R.D.C.T.

149.4'
154.4'

R.O.W. ABANDONMENT AUTHORIZED
BY ORDINANCE NO. 51397
RECORDED AS INST. NO.
202000051526 O.P.R.D.C.T.
(UTILITY EASEMENT RETAINED)
2620 MAPLE OWNER, LLC
INST. NO. 202000051527,
O.P.R.D.C.T.

ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
INST. NO. 202000040284
O.P.R.D.C.T.

16' ALLEY (VOL.106, PG. 258, D.R.D.C.T.)
S45°55'44"E - 299.45'

2620 MAPLE OWNER, LLC
INST. NO. 201800303026
O.P.R.D.C.T.

LOT 1A, BLOCK 3/950
OLD WARSAW ADDITION
VOL. 2003170, PG. 352
D.R.D.C.T.

15'x15' ALLEY
SIGHT EASEMENT
VOL. 2003170, PG. 352
D.R.D.C.T.

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

MAPLE AVENUE
(70' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

P.O.C.

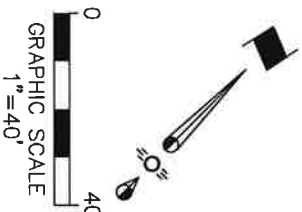
CENTERLINE

CENTERLINE

16' ALLEY
(VOL.106, PG. 258,
D.R.D.C.T.)

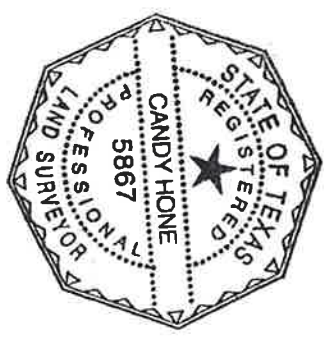
MAHON STREET
(F.K.A. MARLIN STREET)
(50' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

BLOCK 1/949
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.



LEGEND
P.O.C.=POINT OF COMMENCING
P.O.B.=POINT OF BEGINNING
(C.M.)=CONTROLLING MONUMENT
MNF=MAG NAIL FOUND
IRF=IRON ROD FOUND
SQ.FT.=SQUARE FEET
R.O.W.=RIGHT-OF-WAY
VOL.=VOLUME
PG.=PAGE
INST. NO.=INSTRUMENT NUMBER
F.K.A.=FORMERLY KNOWN AS
D.R.D.C.T.=DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NO.	BEARING	DISTANCE
L37	N44°04'16"E	1.00'
L38	S45°55'44"E	10.00'
L39	S44°04'16"W	1.00'
L40	N45°55'44"W	10.00'



(For SPRG use only)
Reviewed By: G.S.
Date: 8-3-22
SPRG NO: 5912

LICENSE AGREEMENT

MAHON STREET ADJACENT TO LOT 1A, BLOCK 3/950

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800, DALLAS, TEXAS 75231
PH: (469)333-8831; candy@votexsurveying.com
PROJECT NO. 2018-049
SHEET 2 OF 2

NOTE:
The basis of bearings for this survey is
The State Plane Coordinate System,
North Texas Central Zone 4202, North
American Datum of 1983. Adjustment
realization 2011.

Candy Hone 7/20/2022
Candy Hone
Registered Professional Land Surveyor,
No. 5867

TRACT 10

LICENSE AGREEMENT

MAHON STREET ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A
Tract II

BEING a 10 square foot, 0.0002 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of Mahon Street (F.K.A. Marlin Street) (a 50 foot right of way), according to the plat recorded in Vol. 106, Page 258, Deed Records, Dallas County, Texas (D.R.D.C.T.) being adjacent to Lot 1A, Block 3/950, Old Warsaw Addition, Vol. 2003170, Page 352, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

COMMENCING at a ½-inch iron rod found in the northeast right-of-way line of Maple Avenue, (a 70 foot right-of-way), Volume 106, Page 258, D.R.D.C.T., same being the west corner of a right of way abandonment authorized by Ordinance No. 31397, Instrument No. 202000051526, O.P.R.D.C.T. and being the south corner of Lot 13, Block 3/950, amended map of North Dallas Improvement Co. Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 106, Page 258, D.R.D.C.T.

THENCE S 45° 55' 44" E, with said northeast line of Maple Avenue, a distance of 299.45 feet to a ½-inch iron rod found at the intersection of said Maple Avenue and Mahon Street, same being the south corner of Lot 1A, Block 3/950, Old Warsaw Addition, according to the plat thereof recorded in Volume 2003170, Page 352, D.R.D.C.T.

THENCE N 44° 04' 16" E, along the common line between Mahon Street and said Lot 1A, a distance of 53.90 feet to the **POINT OF BEGINNING**.

THENCE N 44° 04' 16" E, along said common line, a distance of 1.00 feet to a point for corner;

THENCE S 45° 55' 44" E, departing said common line and crossing Mahon Street, a distance of 10.00 foot to a point for corner;

THENCE S 44° 04' 16" W, a distance of 1.00 feet to a point for corner;

THENCE N 45° 55' 44" W, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 10 square feet, 0.0002 acres of land, more or less.

NOTE:

The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjsutment realization 2011.

(For SPRG use only)

Reviewed By: G.S.
Date: 8-3-22
SPRG NO: 5913



Candy Hone 7/20/2022
RPLS
Candy Hone
Registered Professional Land Surveyor,
No. 5867

Exhibit A
Tract 11

LOT 13, BLOCK 3/950
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.
N44°04'16"E - 154.40'

POINT FOR CORNER
(UNABLE TO SET)
(MNF N19°46'04"W
1.49')

LOT 9A, BLOCK 3/950
MAYBORN MARKET
ADDITION
VOL. 85125, PG. 1231
D.R.D.C.T.

149.4'
154.4'

R.O.W. ABANDONMENT AUTHORIZED
BY ORDINANCE NO. 31397
RECORDED AS INST. NO.
202000051526 O.P.R.D.C.T.
(UTILITY EASEMENT RETAINED)
2620 MAPLE OWNER, LLC
INST. NO. 202000051527,
O.P.R.D.C.T.

ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
INST. NO. 202000040284
O.P.R.D.C.T.

16' ALLEY (VOL.106, PG. 258, D.R.D.C.T.)
S45°55'44"E - 299.45'

2620 MAPLE OWNER, LLC
INST. NO. 201800303026
O.P.R.D.C.T.

LOT 1A, BLOCK 3/950
OLD WARSAW ADDITION
VOL. 2003170, PG. 352
D.R.D.C.T.

15'x15' ALLEY
SIGHT EASEMENT
VOL. 2003170, PG. 352
D.R.D.C.T.

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

MAPLE AVENUE
(70' R.O.W.)
CENTERLINE
VOL. 106, PG. 258, D.R.D.C.T.

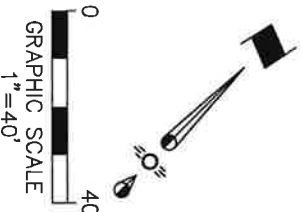
N44°04'16"E - 154.40'

53.90'
10 SQ. FT.
0.0002 ACRES
P.O.B.

MAHON STREET
(F.K.A. MARLIN STREET)
(50' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

16' ALLEY
(VOL.106, PG. 258,
D.R.D.C.T.)

BLOCK 1/949
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.



LEGEND
P.O.C.=POINT OF COMMENCING
P.O.B.=POINT OF BEGINNING
(C.M.)=CONTROLLING MONUMENT
MNF=MAG NAIL FOUND
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SQ. FT.=SQUARE FEET
R.O.W.=RIGHT-OF-WAY
VOL.=VOLUME
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F.K.A.=FORMERLY KNOWN AS
D.R.D.C.T.=DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NO.	BEARING	DISTANCE
L41	N44°04'16"E	1.00'
L42	S45°55'44"E	10.00'
L43	S44°04'16"W	1.00'
L44	N45°55'44"W	10.00'



NOTE:
The basis of bearings for this survey is
The State Plane Coordinate System,
North Texas Central Zone 4202, North
American Datum of 1983. Adjustment
realization 2011.

Candy Hone, RLPS
Candy Hone
Registered Professional Land Surveyor,
No. 5867

TRACT 11

LICENSE AGREEMENT

MAHON STREET ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: G.S.
Date: 8-3-22
SPRG NO: 5913

VOTEX SURVEYING COMPANY - TEMPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800, DALLAS, TEXAS 75231
PH: (469)333-8831; candy@votexsurveying.com
PROJECT NO. 2018-049
SHEET 2 OF 2

LICENSE AGREEMENT

MAHON STREET ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A
Tract 12

BEING a 10 square foot, 0.0002 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of Mahon Street (F.K.A. Marlin Street) (a 50 foot right of way), according to the plat recorded in Vol. 106, Page 258, Deed Records, Dallas County, Texas (D.R.D.C.T.) being adjacent to Lot 1A, Block 3/950, Old Warsaw Addition, Vol. 2003170, Page 352, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

COMMENCING at a ½-inch iron rod found in the northeast right-of-way line of Maple Avenue, (a 70 foot right-of-way), Volume 106, Page 258, D.R.D.C.T., same being the west corner of a right of way abandonment authorized by Ordinance No. 31397, Instrument No. 202000051526, O.P.R.D.C.T. and being the south corner of Lot 13, Block 3/950, amended map of North Dallas Improvement Co. Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 106, Page 258, D.R.D.C.T.

THENCE S 45° 55' 44" E, with said northeast line of Maple Avenue, a distance of 299.45 feet to a ½-inch iron rod found at the intersection of said Maple Avenue and Mahon Street, same being the south corner of Lot 1A, Block 3/950, Old Warsaw Addition, according to the plat thereof recorded in Volume 2003170, Page 352, D.R.D.C.T.

THENCE N 44° 04' 16" E, along the common line between Mahon Street and said Lot 1A, a distance of 73.90 feet to the **POINT OF BEGINNING**.

THENCE N 44° 04' 16" E, along said common line, a distance of 1.00 feet to a point for corner;

THENCE S 45° 55' 44" E, departing said common line and crossing Mahon Street, a distance of 10.00 foot to a point for corner;

THENCE S 44° 04' 16" W, a distance of 1.00 feet to a point for corner;

THENCE N 45° 55' 44" W, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 10 square feet, 0.0002 acres of land, more or less.

NOTE:
The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

(For SPRG use only)
Reviewed By: G.S.
Date: 8-3-22
SPRG NO: 5914



Candy Hone 7/20/2022
RPLS
Candy Hone
Registered Professional Land Surveyor,
No. 5867

Exhibit A
Tract 12

LOT 13, BLOCK 3/950
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.
N44°04'16"E - 154.40'

POINT FOR CORNER
(UNABLE TO SET)
(MNF N19°46'04"W
11.49')

LOT 9A, BLOCK 3/950
MAYBORN MARKET
ADDITION
VOL. 85125, PG. 1231
D.R.D.C.T.

149.4'
154.4'

2620 MAPLE OWNER, LLC
INST. NO. 201800303026
O.P.R.D.C.T.

R.O.W. ABANDONMENT AUTHORIZED
BY ORDINANCE NO. 31397
RECORDED AS INST. NO.
202000051526 O.P.R.D.C.T.
(UTILITY EASEMENT RETAINED)
2620 MAPLE OWNER, LLC
INST. NO. 202000051527,
O.P.R.D.C.T.

1/2" IRF
ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
INST. NO. 202000040284
O.P.R.D.C.T.

16' ALLEY (VOL. 106, PG. 258, D.R.D.C.T.)
S45°55'44"E - 299.45'

15'x15' ALLEY
SIGHT EASEMENT
VOL. 2003170, PG. 352
D.R.D.C.T.

LOT 1A, BLOCK 3/950
OLD WARSAW ADDITION
VOL. 2003170, PG. 352
D.R.D.C.T.

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

MAPLE AVENUE
(70' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

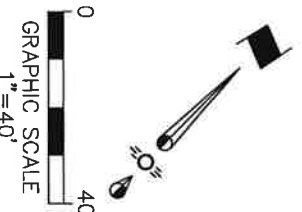
1/2" IRF
S45°55'44"E - 299.45'

N44°04'16"E - 154.40'
10 SQ. FT.
0.0002 ACRES
P.O.B.
1/2" IRF (C.M.)

MAHON STREET
(F.K.A. MARLIN STREET)
(50' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

16' ALLEY
(VOL. 106, PG. 258,
D.R.D.C.T.)

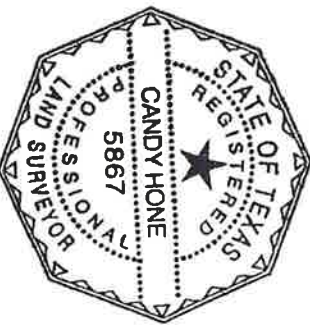
BLOCK 1/949
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.



LEGEND
P.O.C.=POINT OF COMMENCING
P.O.B.=POINT OF BEGINNING
(C.M.)=CONTROLLING MONUMENT
MNF=MAG NAIL FOUND
IRF=IRON ROD FOUND
SQ. FT.=SQUARE FEET
R.O.W.=RIGHT-OF-WAY
VOL.=VOLUME
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F.K.A.=FORMERLY KNOWN AS
D.R.D.C.T.=DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GRAPHIC SCALE
1"=40'

NO.	BEARING	DISTANCE
L45	N44°04'16"E	1.00'
L46	S45°55'44"E	10.00'
L47	S44°04'16"W	1.00'
L48	N45°55'44"W	10.00'



(For SPRG use only)
Reviewed By: C.S.
Date: 8-3-22
SPRG NO: 5914

LICENSE AGREEMENT

MAHON STREET ADJACENT TO LOT 1A, BLOCK 3/950

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY. STE 800, DALLAS, TEXAS 75231
PH: (469)333-8831; candy@votexsurveying.com
PROJECT NO. 2018-049
SHEET 2 OF 2

NOTE:
The basis of bearings for this survey is
The State Plane Coordinate System,
North Texas Central Zone 4202, North
American Datum of 1983. Adjustment
redatization 2011.

Candy Hone
Candy Hone
Registered Professional Land Surveyor,
No. 5867

TRACT 12

LICENSE AGREEMENT

MAHON STREET ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A
Tract 13

BEING a 10 square foot, 0.0002 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of Mahon Street (F.K.A. Marlin Street) (a 50 foot right of way), according to the plat recorded in Vol. 106, Page 258, Deed Records, Dallas County, Texas (D.R.D.C.T.) being adjacent to Lot 1A, Block 3/950, Old Warsaw Addition, Vol. 2003170, Page 352, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

COMMENCING at a ½-inch iron rod found in the northeast right-of-way line of Maple Avenue, (a 70 foot right-of-way), Volume 106, Page 258, D.R.D.C.T., same being the west corner of a right of way abandonment authorized by Ordinance No. 31397, Instrument No. 202000051526, O.P.R.D.C.T. and being the south corner of Lot 13, Block 3/950, amended map of North Dallas Improvement Co. Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 106, Page 258, D.R.D.C.T.

THENCE S 45° 55' 44" E, with said northeast line of Maple Avenue, a distance of 299.45 feet to a ½-inch iron rod found at the intersection of said Maple Avenue and Mahon Street, same being the south corner of Lot 1A, Block 3/950, Old Warsaw Addition, according to the plat thereof recorded in Volume 2003170, Page 352, D.R.D.C.T.

THENCE N 44° 04' 16" E, along the common line between Mahon Street and said Lot 1A, a distance of 95.26 feet to the **POINT OF BEGINNING**.

THENCE N 44° 04' 16" E, along said common line, a distance of 1.00 feet to a point for corner;

THENCE S 45° 55' 44" E, departing said common line and crossing Mahon Street, a distance of 10.00 foot to a point for corner;

THENCE S 44° 04' 16" W, a distance of 1.00 feet to a point for corner;

THENCE N 45° 55' 44" W, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 10 square feet, 0.0002 acres of land, more or less.

NOTE:

The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

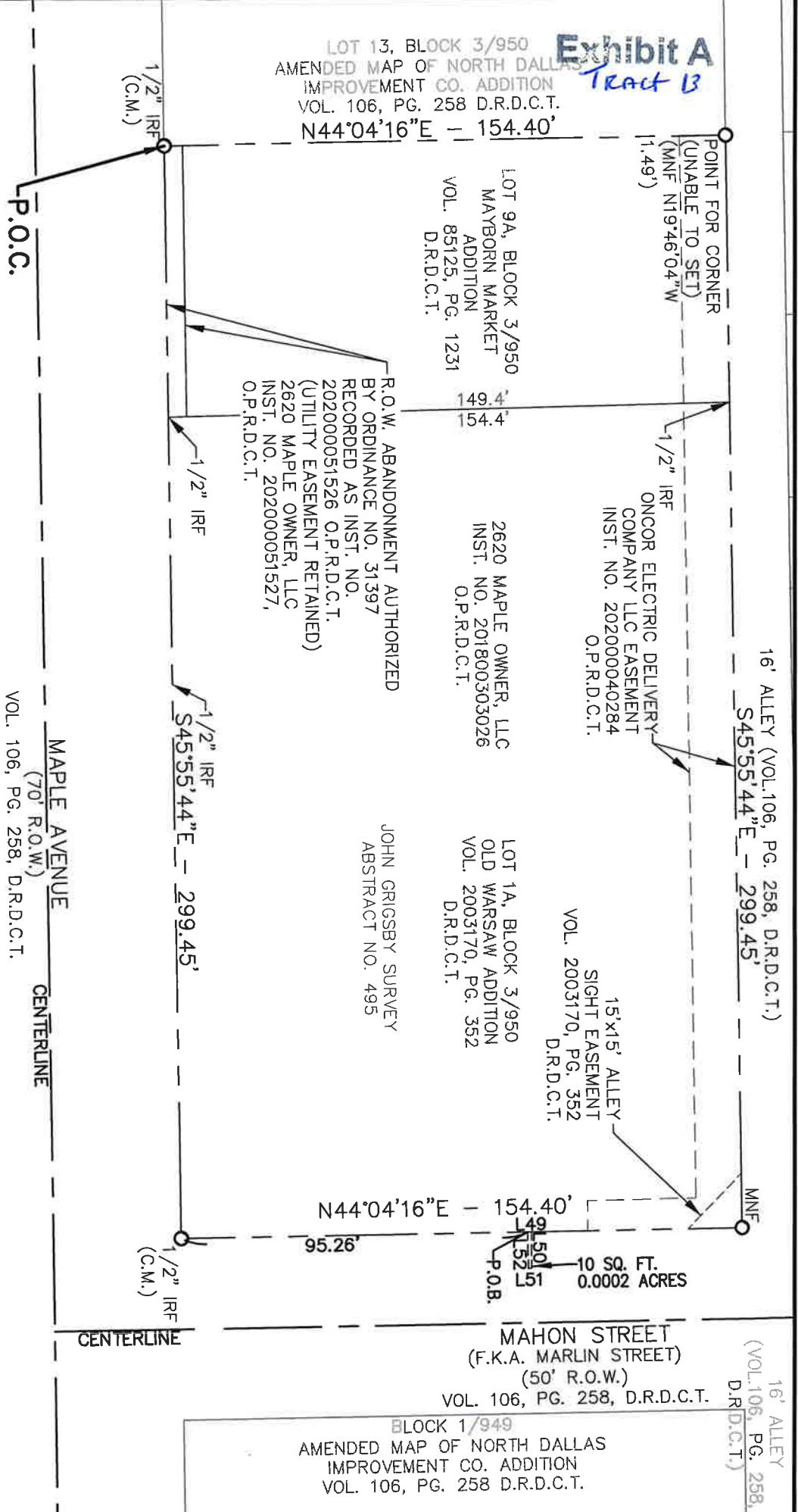
(For SPRG use only)

Reviewed By: G.S.
Date: 8-3-22
SPRG NO: 5915

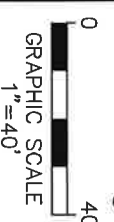


Candy Hone 7/20/2022
Candy Hone, RPLS
Candy Hone
Registered Professional Land Surveyor,
No. 5867

Exhibit A
Tract B
 LOT 13, BLOCK 3/950
 AMENDED MAP OF NORTH DALLAS
 IMPROVEMENT CO. ADDITION
 VOL. 106, PG. 258 D.R.D.C.T.
 N44°04'16"E - 154.40'



LEGEND
 P.O.C.=POINT OF COMMENCING
 P.O.B.=POINT OF BEGINNING
 (C.M.)=CONTROLLING MONUMENT
 MNF=MAG NAIL FOUND
 IRF=IRON ROD FOUND
 SQ. FT.=SQUARE FEET
 R.O.W.=RIGHT-OF-WAY
 VOL.=VOLUME
 PG.=PAGE
 INST. NO.=INSTRUMENT NUMBER
 F.K.A.=FORMERLY KNOWN AS
 D.R.D.C.T.=DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



NO.	BEARING	DISTANCE
L49	N44°04'16"E	1.00'
L50	S45°55'44"E	10.00'
L51	S44°04'16"W	1.00'
L52	N45°55'44"W	10.00'



(For SPRG use only)
 Reviewed By: C.S.
 Date: 8-3-22
 SPRG NO: 5915

LICENSE AGREEMENT
 MAHON STREET ADJACENT TO LOT 14, BLOCK 3/950
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

NOTE:
 The basis of bearings for this survey is
 The State Plane Coordinate System,
 North Texas Central Zone 4202, North
 American Datum of 1983. Adjustment
 realization 2011.

Candy Hone
 Candy Hone
 Registered Professional Land Surveyor,
 No. 5867

TRACT 13

VOTEX SURVEYING COMPANY - TPELS FIRM NO. 10013600
 10440 N. CENTRAL EXPWY, STE 800, DALLAS, TEXAS 75231
 PH: (469) 333-8831; candy@votexsurveying.com
 PROJECT NO. 2018-049
 SHEET 2 OF 2

LICENSE AGREEMENT

MAHON STREET ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A
Tract 14

BEING a 10 square foot, 0.0002 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of Mahon Street (F.K.A. Marlin Street) (a 50 foot right of way), according to the plat recorded in Vol. 106, Page 258, Deed Records, Dallas County, Texas (D.R.D.C.T.) being adjacent to Lot 1A, Block 3/950, Old Warsaw Addition, Vol. 2003170, Page 352, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

COMMENCING at a ½-inch iron rod found in the northeast right-of-way line of Maple Avenue, (a 70 foot right-of-way), Volume 106, Page 258, D.R.D.C.T., same being the west corner of a right of way abandonment authorized by Ordinance No. 31397, Instrument No. 202000051526, O.P.R.D.C.T. and being the south corner of Lot 13, Block 3/950, amended map of North Dallas Improvement Co. Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 106, Page 258, D.R.D.C.T.

THENCE S 45° 55' 44" E, with said northeast line of Maple Avenue, a distance of 299.45 feet to a ½-inch iron rod found at the intersection of said Maple Avenue and Mahon Street, same being the south corner of Lot 1A, Block 3/950, Old Warsaw Addition, according to the plat thereof recorded in Volume 2003170, Page 352, D.R.D.C.T.

THENCE N 44° 04' 16" E, along the common line between Mahon Street and said Lot 1A, a distance of 127.00 feet to the **POINT OF BEGINNING**.

THENCE N 44° 04' 16" E, along said common line, a distance of 1.00 feet to a point for corner;

THENCE S 45° 55' 44" E, departing said common line and crossing Mahon Street, a distance of 10.00 foot to a point for corner;

THENCE S 44° 04' 16" W, a distance of 1.00 feet to a point for corner;

THENCE N 45° 55' 44" W, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 10 square feet, 0.0002 acres of land, more or less.

NOTE:

The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.



Candy Hone 7/20/2022
Candy Hone, RPLS
Candy Hone
Registered Professional Land Surveyor,
No. 5867

(For SPRG use only)

Reviewed By: G.S.
Date: 8-3-22
SPRG NO: 5916

Exhibit A
Tract H

LOT 13, BLOCK 3/950
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.
N44°04'16"E - 154.40'

POINT FOR CORNER
(UNABLE TO SET)
(MNF N19°46'04"W
1.49')

LOT 9A, BLOCK 3/950
MAYBORN MARKET
ADDITION
VOL. 85125, PG. 1231
D.R.D.C.T.

149.4'
154.4'

2620 MAPLE OWNER, LLC
INST. NO. 201800303026
O.P.R.D.C.T.

R.O.W. ABANDONMENT AUTHORIZED
BY ORDINANCE NO. 31397
RECORDED AS INST. NO.
202000051526 O.P.R.D.C.T.
(UTILITY EASEMENT RETAINED)
2620 MAPLE OWNER, LLC
INST. NO. 202000051527,
O.P.R.D.C.T.

ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
INST. NO. 202000040284
O.P.R.D.C.T.

16' ALLEY (VOL.106, PG. 258, D.R.D.C.T.)
S45°55'44"E - 299.45'

15'x15' ALLEY
SIGHT EASEMENT
VOL. 2003170, PG. 352
D.R.D.C.T.

LOT 1A, BLOCK 3/950
OLD WARSAW ADDITION
VOL. 2003170, PG. 352
D.R.D.C.T.

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

N44°04'16"E - 154.40'
127.00'

10 SQ. FT.
0.0002 ACRES
MNF
L53
L54
L55
P.O.B.

MAHON STREET
(F.K.A. MARLIN STREET)
(50' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

16' ALLEY
(VOL.106, PG. 258,
D.R.D.C.T.)

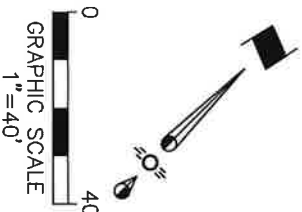
BLOCK 1/949
AMENDED MAP OF NORTH DALLAS
IMPROVEMENT CO. ADDITION
VOL. 106, PG. 258 D.R.D.C.T.

P.O.C.

MAPLE AVENUE
(70' R.O.W.)
VOL. 106, PG. 258, D.R.D.C.T.

CENTERLINE

CENTERLINE



LEGEND
P.O.C.=POINT OF COMMENCING
P.O.B.=POINT OF BEGINNING
(C.M.)=CONTROLLING MONUMENT
MNF=MAG NAIL FOUND
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O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NO.	BEARING	DISTANCE
L53	N44°04'16"E	1.00'
L54	S45°55'44"E	10.00'
L55	S44°04'16"W	1.00'
L56	N45°55'44"W	10.00'



LICENSE AGREEMENT
MAHON STREET ADJACENT TO LOT 1A, BLOCK 3/950
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: G.S.
Date: 8-3-22
SPRG NO: 5916

NOTE:
The basis of bearings for this survey is
The State Plane Coordinate System,
North Texas Central Zone 4202, North
American Datum of 1983. Adjustment
realization 2011.

Candy Hone
Registered Professional Land Surveyor,
No. 5867
Candy Hone 7/20/2022

TRACT 14

VOTEX SURVEYING COMPANY - TBP'S FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800, DALLAS, TEXAS 75231
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SHEET 2 OF 2