

**EXHIBIT A**

**LICENSE AGREEMENT**

Part of Elm Street

Adjacent to City of Dallas Block 53

John Grigsby Survey, Abstract No. 495 City of Dallas, Dallas County, Texas

**PROPERTY DESCRIPTION**

BEING a 0.010 acre (450 square foot) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, same being adjacent to City Block 53 and being part of Elm Street (an 80 foot public right-of-way) Original Town of Dallas patent recorded in Volume D, Page 214 Map Records, Dallas County, Texas and City of Dallas Ordinance Book 1-A, Page 131-146, same also being adjacent to the land conveyed to TOG Hotels Downtown Dallas LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20070220513 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

COMMENCING at an existing building corner in the southeast line of Pacific Avenue (a variable width public right-of-way) Original Town of Dallas patent recorded in Volume D, Page 214 Map Records, Dallas County, Texas and City of Dallas Ordinance Book 1-A, Page 131-146, said corner being the intersection of the northeast line of Poydras Street, abandoned by City of Dallas Ordinance No. 9404 and said southeast line of Pacific Avenue, said corner also being the northernmost northwest corner of said TOG Hotels Downtown Dallas tract;

THENCE North 76°00'00" East, along said southeast line of Pacific Avenue, a distance of 98.36 feet to the intersection with the southwest line of Griffin Street (a 92 foot public right-of-way) recorded in Volume 5512, Page 28; Volume 5514, Page 282 and Volume 5564, Page 27 Map Records, Dallas County, Texas;

THENCE South 14°15'00" East, along said southwest line of Griffin Street, a distance of 180.00 feet to the northwest line of aforementioned Elm Street;

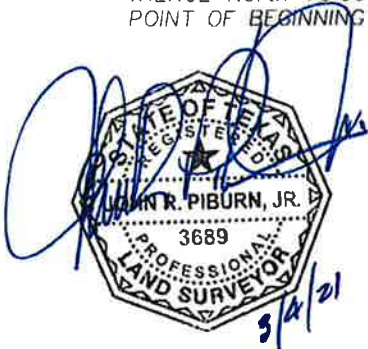
THENCE South 76°00'00" West, along said northwest line of Elm Street, a distance of 13.78 feet to an "x" cut in concrete set for corner and the POINT OF BEGINNING, said "x" cut being North 76°00'00" East a distance of 191.47 feet from the south corner of a tract of land conveyed to TOG Hotels Downtown Dallas LLC by deed recorded in Instrument No. 201500337673 O.P.R.D.C.T., from which an "x" cut in concrete found bears South 59°24'09" West a distance of 0.36 feet;

THENCE South 14°00'00" East, departing said northwest line and traveling over and across said Elm Street for a distance of 10.00 feet to an "x" cut in concrete set corner;

THENCE South 76°00'00" West a distance of 45.00 feet to an "x" cut in concrete set corner;

THENCE North 14°00'00" West a distance of 10.00 feet to an "x" cut in concrete set corner in the aforementioned northwest line;

THENCE North 76°00'00" East, along said northwest line for a distance of 45.00 feet to the POINT OF BEGINNING and containing 0.010 acres, or 450 square feet of land, more or less.



**NOTES:**

- cm = controlling monument
- M.R.D.C.T. = Map Records, Dallas County, Texas
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencing
- "x" fnd = "x" cut in concrete found for corner
- "x" set = "x" cut in concrete set for corner

Bearings are based on the westerly line of Griffin Street (South 14°15'00" East) as described in deed to TOG Hotels Downtown Dallas LLC, recorded as Instrument No. 20070220513 Official Public Records, Dallas County, Texas.

(For SPRG use only)

Reviewed By: JD

Date: 3/9/2021

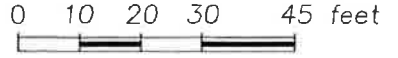
SPRG NO.: 5552



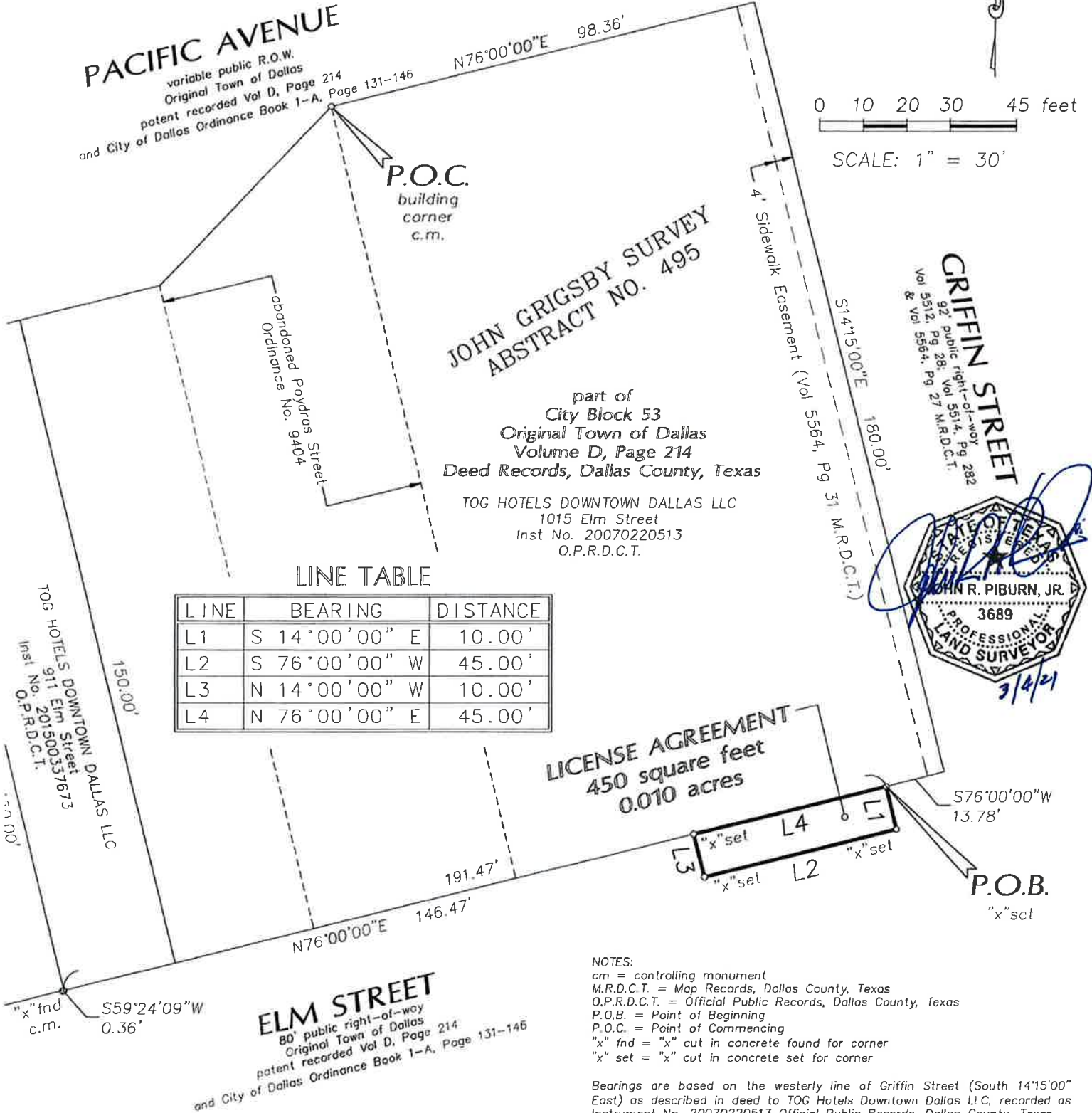
801 East Campbell Road – Suite 575  
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email@piburncompany.com

LICENSE AGREEMENT

Part of Elm Street  
 Adjacent to City of Dallas Block 53  
 John Grigsby Survey, Abstract No. 495 City of Dallas, Dallas County, Texas



SCALE: 1" = 30'



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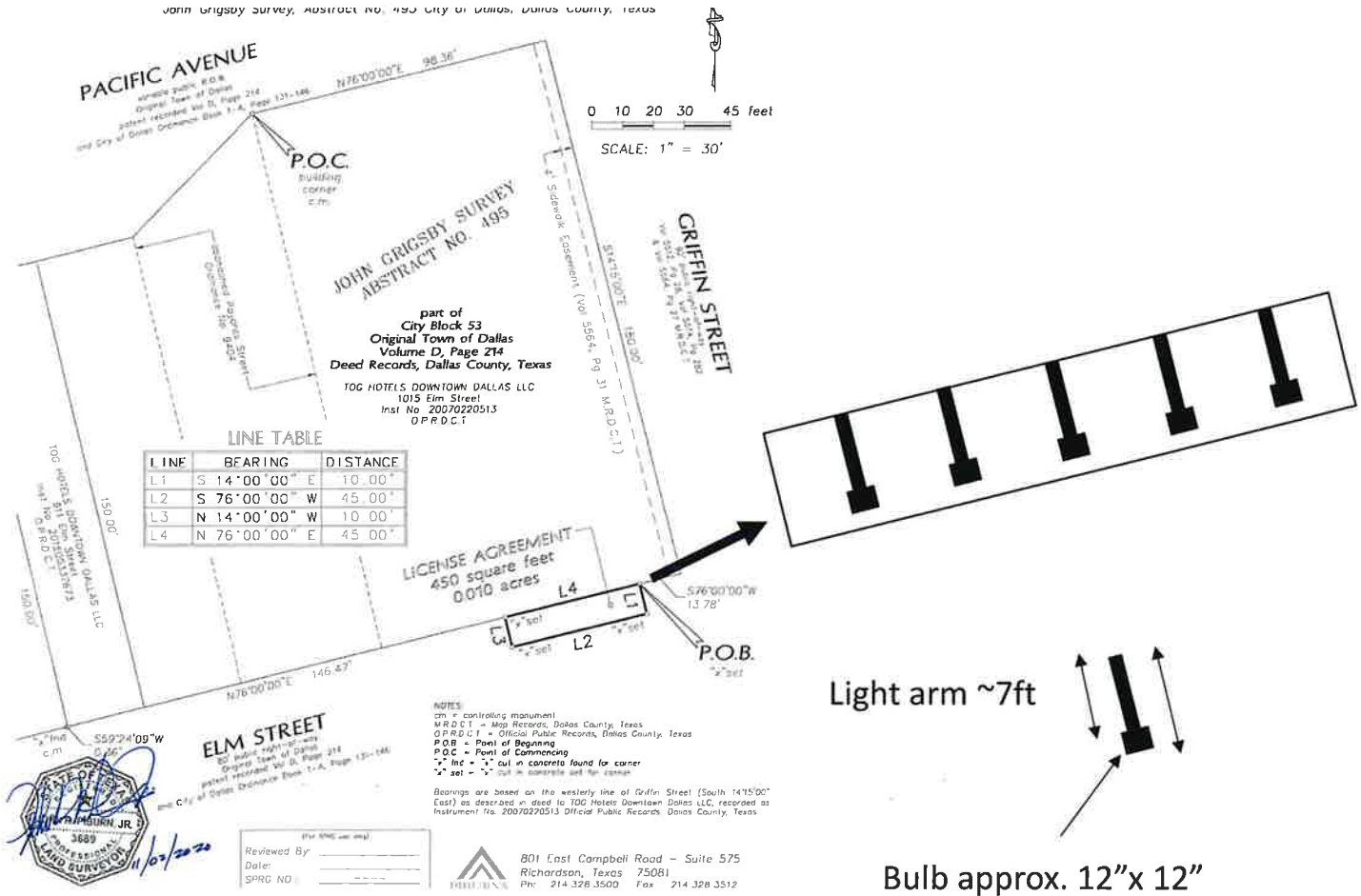
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 SPRG NO.: 5552

**PIBURN & COMPANY**  
 801 East Campbell Road - Suite 575  
 Richardson, Texas 75081  
 Ph: 214.328.3500 Fax: 214.328.3512  
 email@piburncompany.com

# EXHIBIT A

John Grigsby Survey, Abstract No. 495 City of Dallas, Dallas County, Texas



Light arm ~7ft

Bulb approx. 12"x 12"  
 Total length 8' from facade