

LICENSE AGREEMENT

Portion of Medical District Drive
Adjacent To City Block 6056
A. Bahn Survey, Abstract No. 182
City Dallas, Dallas County, Texas

DESCRIPTION, of a 582 square foot (0.013 acre) tract of land situated in the A. Bahn Survey, Abstract No. 182, City Block No. 6056, City of Dallas, Dallas County, Texas; said tract being part of a land described in Quit Claim Deed to Dallas County Hospital District recorded in Volume 4500, Page 107 of said Deed Records of Dallas County, Texas and said tract being a portion of Medical District Drive (a variable width right-of-way) dedicated by Volume 398, Page 613 (Formerly known as Motor Street also Formerly known as Amelia Street) City of Dallas Ordinance No. 10961 and City of Dallas Resolution Dated 05/09/1966; said 582 square foot (0.013 acre) tract being more particularly described as follows (Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506):

COMMENCING, at a MAG nail with "VOTEX SURVEYING" washer (Controlling Monument) found at the intersection of the southwest right-of-way line of Harry Hines Boulevard (formerly known as U.S. Highway 77) (a variable width right-of-way) recorded in Volume 30, Page 352 in the Dallas County Court No. 2 and Volume 2179, Page 140 of the Deed Records of Dallas County, Texas, and the southeast right-of-way line of said Medical District Drive, for the northernmost corner of that tract of land described in Special Warranty Deed to the State of Texas for the use and Benefit of the Health and Human Services Commission recorded in Instrument Number 202200229522 of the said Official Records, Dallas County, Texas;

THENCE, departing the said southwest line of Harry Hines Boulevard, along the said southeast line of Medical District Drive and the northwest line of the said State of Texas tract, the following three (3) calls:

In a southwesterly direction, along a curve to the left, having a central angle of 37 degrees, 02 minutes, 18 seconds, a radius of 98.00 feet, an arc distance of 63.35 feet, and a chord bearing South 62 degrees, 29 minutes, 34 seconds West, a distance of 62.25 feet to a 1/2-inch iron rod found (bent) for the end of said curve;

South 43 degrees, 58 minutes, 25 seconds West, a distance of 169.00 feet the **POINT OF BEGINING**; along the said southeast line of Medical District Drive;

South 43 degrees, 58 minutes, 25 seconds West, continuing along the said southeast line of Medical District Drive and the said northwest line of the said State of Texas tract, a distance of 5.00 feet to a point for corner; from said point a "+" cut in concrete found (Controlling Monument) bears North 43 degrees, 58 minutes, 25 seconds East, a distance of 3.77 feet;

THENCE, departing the said southeast line of Medical District Drive and the said northwest line of the said State of Texas tract and into, over and across said Medical District Drive and said Dallas County Hospital District tract, the following three (3) calls:

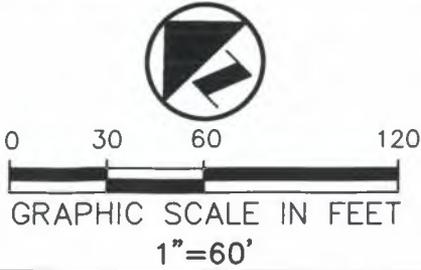
North 46 degrees, 01 minutes, 32 seconds West, a distance of 116.39 feet to a point for corner;

(For SPRG use only)	
Reviewed By:	<u> A. G </u>
Date:	<u> 10/15/24 </u>
SPRG NO:	<u> 6760 </u>

POINT OF COMMENCING

HARRY HINES BOULEVARD

(FORMERLY KNOWN AS U.S. HIGHWAY 77)
(VOL. 30, PG. 352, DALLAS COUNTY COURT NO. 2)
(VOL. 2179, PG. 140) (D.R.D.C.T.)
(VARIABLE WIDTH RIGHT-OF-WAY)



MEDICAL DISTRICT DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)
(FORMERLY KNOWN AS MOTOR STREET)
(VOL. 398, PG. 613) (D.R.D.C.T.)
(FORMERLY KNOWN AS AMELIA STREET)
(CITY OF DALLAS ORDINANCE NO. 10961 AND CITY OF DALLAS RESOLUTION DATED 05/09/1966)

(For SPRG use only)

Reviewed By: A.G.
Date: 10/15/24
SPRG NO: 6760

Δ=37°02'18"
R=98.00'
L=63.35'
T=32.83'
CB=S 62°29'34" W
CD=62.25'

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	SQUARE FEET
SF	- SQUARE FEET
VOL. -	VOLUME PG. - PAGE
INST. NO. -	INSTRUMENT NUMBER
O.P.R.D.C.T. -	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
O.R.D.C.T. -	OFFICIAL RECORDS DALLAS COUNTY TEXAS
D.R.D.C.T. -	DEED RECORDS DALLAS COUNTY TEXAS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT
P.O.B.	- POINT OF BEGINNING

CITY BLOCK 6056
DALLAS COUNTY HOSPITAL DISTRICT
(VOL. 4500, PG. 107)
(D.R.D.C.T.)

LICENSE AGREEMENT (582 SF)
(0.013 ACRES)

P.O.B.

STATE OF TEXAS,
FOR THE USE AND
BENEFIT OF THE HEALTH
AND HUMAN SERVICES
COMMISSION
10.250 ACRES
(INST. NO.
202200229522)
(O.R.D.C.T.)
CITY BLOCK 6056

N 44°10'12" E
5.00'

S 46°01'32" E
116.37'

S 43°58'25" W
5.00'

"+" CUT IN CONCRETE FOUND

N 46°01'32" W
116.39'

N 43°58'25" E
3.77'

"+" CUT IN CONCRETE FOUND

"+" CUT IN CONCRETE FOUND (C.M.)

AMELIA COURT
(60' RIGHT-OF-WAY)
(FORMERLY KNOWN AS AMELIA STREET)
(CITY OF DALLAS ORDINANCE NO. 10961 AND CITY OF DALLAS RESOLUTION DATED 05/09/1966)

LOT 1B, BLOCK 1/6056
CHILDREN'S MEDICAL CENTER NO.3
(VOL. 2003061, PG. 127)
(D.R.D.C.T.)

LOT 1A, BLOCK 6056
CHILDREN'S MEDICAL CENTER PARKING ADDITION
(VOL. 2003186, PG. 125)
(D.R.D.C.T.)

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



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.

Kyle Coleman Harris
Registered Professional Land Surveyor No. 6266

10/10/24
Date

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood

Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

westwoodps.com

LICENSE AGREEMENT

PORTION OF MEDICAL DISTRICT DRIVE
ADJACENT TO CITY BLOCK 6056
A. BAHN SURVEY, ABSTRACT NO. 182,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 3

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	1"=60'	OCT. 2024	2389-21.640