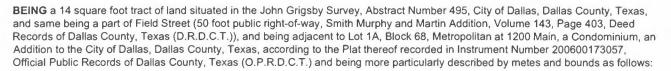
LICENSE AGREEMENT PART OF FIELD STREET 50 FOOT PUBLIC RIGHT-OF-WAY JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhib!! /



COMMENCING at an "X" cut found for the southeasterly corner of a tract of land conveyed to Manor House Gardens LLC, KF Manor LLC, 201-221 Manor LLC, and GRC Manor LLC, by the Deed recorded in Instrument Number 201800307094, O.P.R.D.C.T., and same being a point on the northwesterly right-of-way line of Jackson Street (50 foot public right-of-way, Ordinance Book 1-A, Page 131), also being a point on the southwesterly right-of-way line of Field Street (65 foot public right-of-way at this point);

THENCE North 14 degrees 00 minutes 00 seconds West (Basis of Bearings) along the northeasterly boundary line of said Manor House Gardens, et. al. tract, and along the southwesterly right-of-way line of said Field Street (65 foot public right-of-way), for a distance of 200.00 feet to an "X" cut found for the northeasterly corner of said Manor House Gardens, et. al. tract, and same being a point on the southeasterly right-of-way line of Commerce Street (78.7 foot public right-of-way, Ordinance Book 1-A, Page 131);

THENCE North 14 degrees 00 minutes 00 seconds West, departing the northeasterly corner of bid Manor House Gardens, et. al. tract, over, across, and upon said Commerce Street, and along the southwesterly right-of-way live of said bield Street (50 foot public right-of-way), passing the southeasterly corner of said Lot 1A, and continuing along the southwesterly right-of-way line of said Lot 1A, and along the southwesterly right-of-way line of said Field Street (50 foot public right-of-way), how total dis lince of 79.16 feet to the **POINT OF BEGINNING**;

THENCE North 14 degrees 00 minutes 00 seconds West along the northeastern boundary line of said Lot 1A, and along the southwesterly right-of-way line of said Field Street (50 foot public right-of-way), for edistance of 13.73 feet to a point for corner;

THENCE departing the northeasterly boundary line of said Lot 1A, or ar, a loss, and up a said Field Street (50 foot public right-of-way), the following courses and distances:

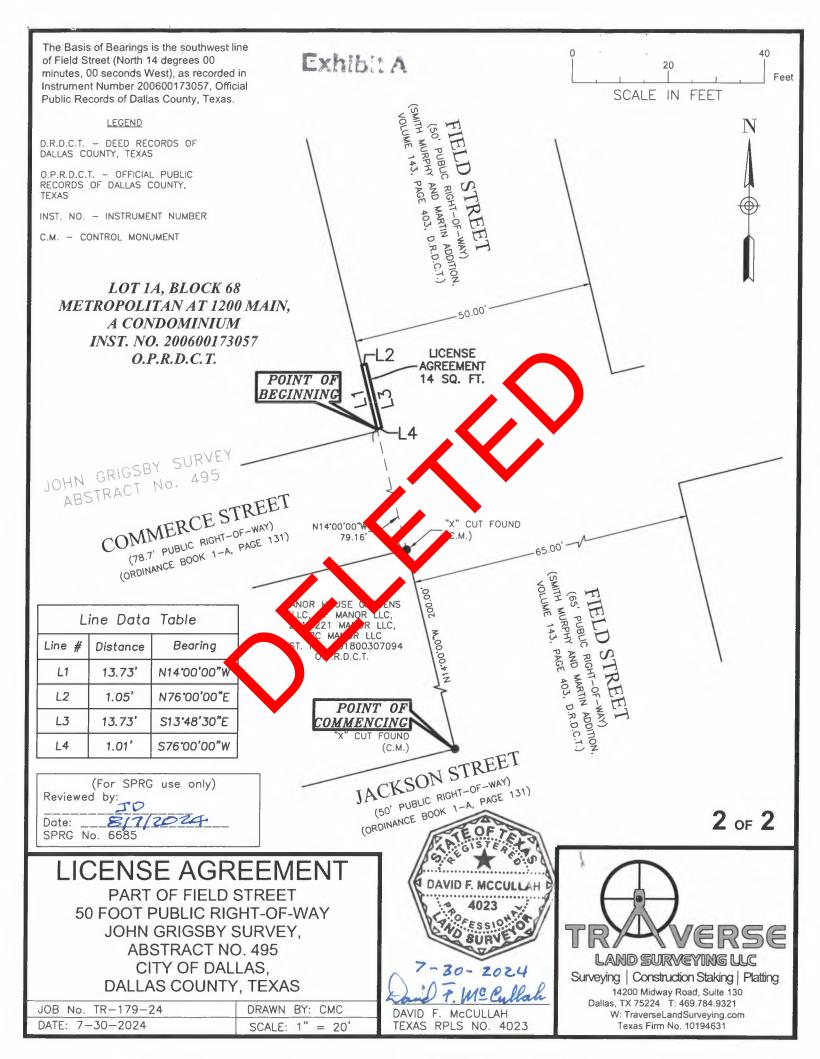
North 76 degrees 00 minutes 00 seconds East for a distinct of 05 feet to a point for corner;

South 13 degrees 48 minutes 30 seconds East for a district of 13.7 reet to a point for corner;

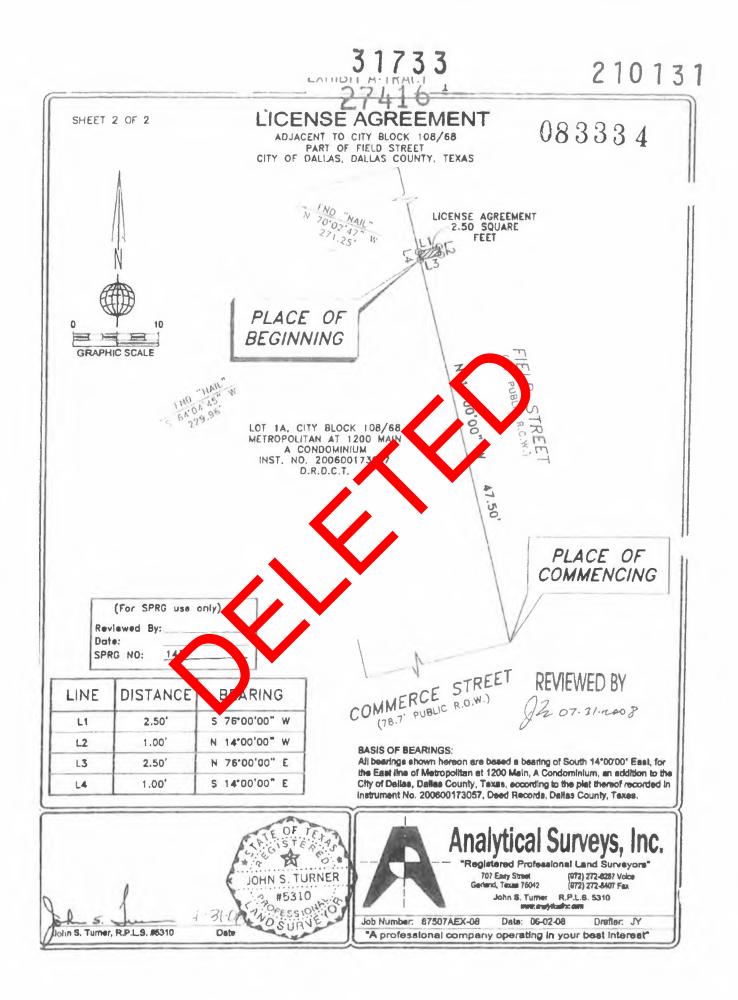
South 76 degrees 00 minutes 00 seconds What for a distance 1.01 feet to the **POINT OF BEGINNING** containing 14 square feet of land.

The Basis of Bearings is the southwest line of Field Street (North 14 degrees 00 minutes, 00 seconds West), as recorded in Instrument Number 200600173057, Official Public Records of Dallas County, Texas.

(For SPRG use only) Reviewed by: Date:8/7/2024 SPRG No. 6685		DAVID F. MCCULLAH	1 OF 2
LICENSE AGRE PART OF FIELD S 50 FOOT PUBLIC RIGE JOHN GRIGSBY S	TREET HT-OF-WAY	4023 VO SURVE	
ABSTRACT NO. 495 CITY OF DALLAS,		7-30-2024	LAND SURVEYING ULC Surveying Construction Staking Platting
JOB No. TR-179-24 DATE: 7-30-2024	DRAWN BY: CMC SCALE: $1'' = 20'$	DAVID F. MCULLAH TEXAS RPLS NO. 4023	14200 Midway Road, Suite 130 Dallas, TX 75224 T: 469.784.9321 W: TraverseLandSurveying.com Texas Firm No. 10194631

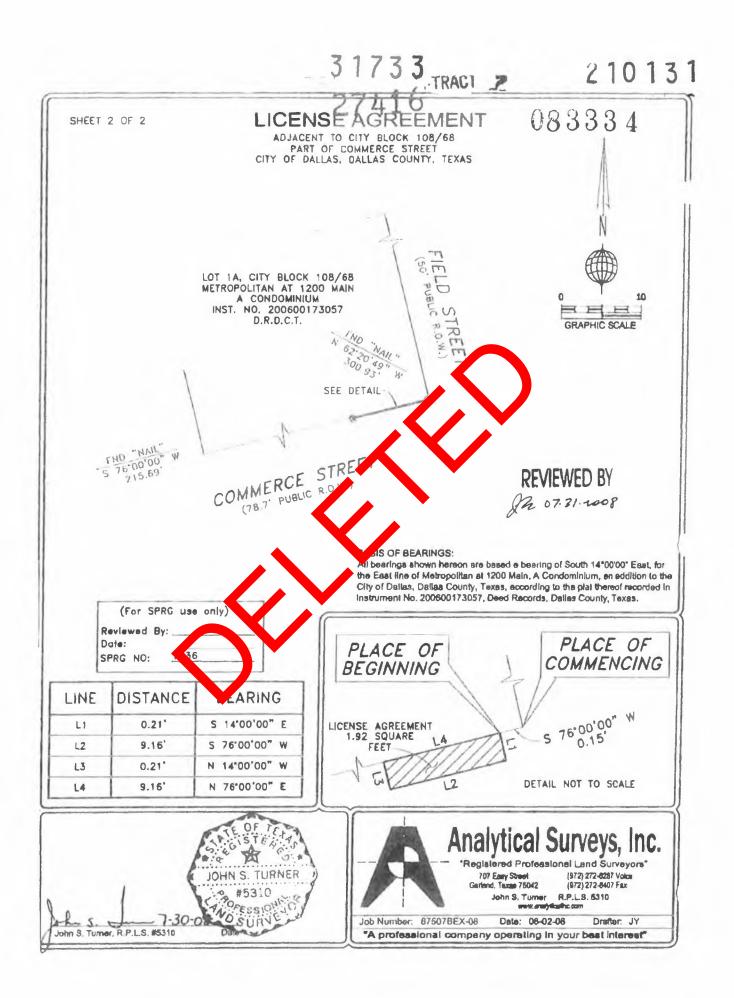


		S1733 EXHIBIT A-TRACT	21013
SHEET 1 OF	2	LICENSE AGREEMENT ADJACENT TO CITY BLOCK 108/68 PART OF FIELD STREET CITY OF DALLAS, DALLAS, COUNTY, TEXAS 27416	083334
	JOHN GRIGSBY SUR CITY OF DALLAS, DA A 50 FOOT WIDE PU 1-A, YEARS 1873-188	RE FOOT LOT, TRACT, OR PARCEL OF LAND RVEY, ABSTRACT NO. 495, ADJACENT TO CIT ALLAS COUNTY, TEXAS AND BEING A PART O BLIC RIGHT-OF-WAY AS ESTABLISHED BY O 52, PAGE 131, SURVEY DEPARTMENT RECOR DUNTY, TEXAS, AND BEING MORE PARTICUL	TY BLOCK 108/68, DF FIELD STREET, RDINANCE BOOK RDS, CITY OF
	METROPOLITAN AT DALLAS, DALLAS CO RECORDED IN INSTR COUNTY, TEXAS, SA SAID FIELD STREET FOOT WIDE PUBLIC I	HE SOUTHEAST CORNER OF LOT 1A, CITY BI 1200 MAIN, A CONDOMINIUM, AN ADDITION T DUNTY, TEXAS, ACCORDING TO THE PLAT TH RUMENT NO. 200600173057, DEED RECORDS ID POINT BEING THE INTERSECTION OF THE WITH THE NORTH LINE OF COMMERCE STR RIGHT-OF-WAY, AS ESTABLISHED BY ND C 2, PAGE 131, WITH THE WEST UNE OF S. 2	TO THE CITY OF HEREOF DALLAS ENEST LINE OF EETLA 78.70 DRDIMANCE BOOK
	DISTANCE OF 47.50 F	00'00" WEST, ALONG THE EAST LINE OF SAID FEET TO THE PLACE OF LEGIN VG, FP M V H 64"04'45" WEST, A DYL ANCE OF 29 6 FEB	WHICH A FOUND
	THENCE NORTH 76°C CORNER;	00'00" EAST, A DISTANCE ON \$ 50 FEET TO A	POINT FOR
	THENCE NORTH 14°C CORNER;	00'00" WEST, COLLANCE OF 1.00 FEET TO A	POINT FOR
	CORNER IN THE CO	0000" LEST, A DISTANCE OF 2.50 FEET TO A MON LINE OF SHID LOT 1A AND SAID FIELD JIL" BEARS DE ATH 70°02'47" WEST, A DISTAN	STREET, FROM
	FEET TO THE PLACE	O OF LEAST, ALONG SAID COMMON LINE, A D OF LEGINNING AND CONTAINING 2.50 SQUA	
	LAND.		REVIEWED BY
(For SPRG Reviewed By: Date: SPRG NO: 1	437	the East line of Metropolitan at 120	ed a bearing of South 14°00'00" East, for 0 Main, A Condominium, an addition to the s, according to the plat thereof recorded in ad Records, Dallas County, Texas.
ß	7 310	JOHN S TURNER	tical Surveys, Inc. red Professional Land Surveyors" my Street (972) 272-6407 Feet Insue 75042 (972) 272-6407 Feet hn B. Turmer R.P.L.S. 5310 unv strydate corr



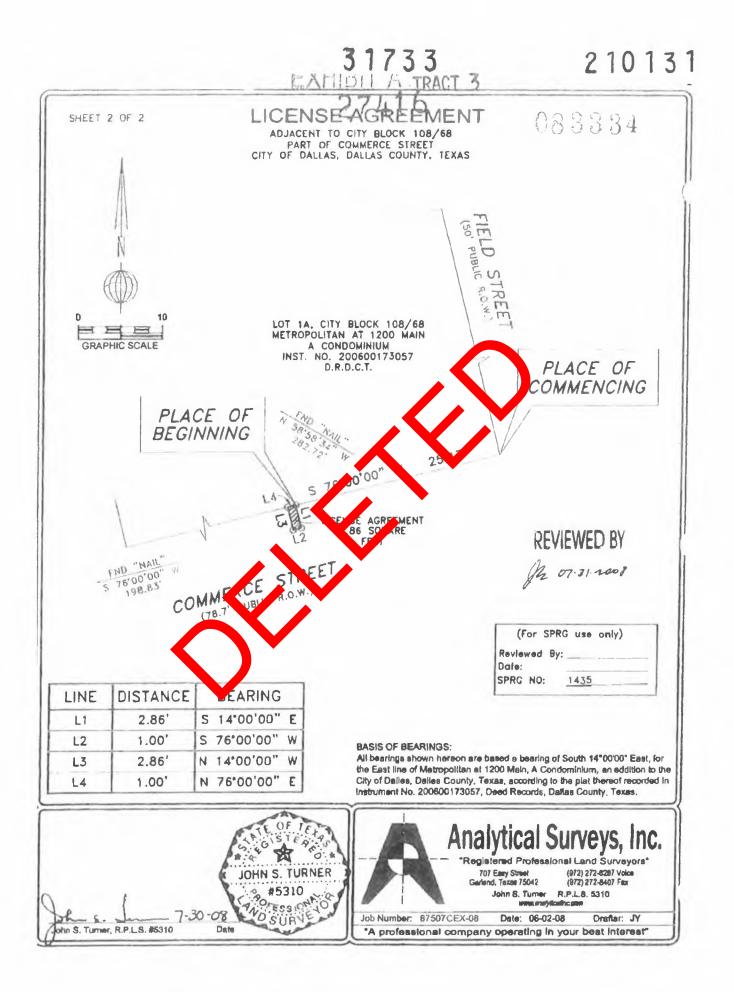
	31733 CATILLE	2101
SHEET 1 OF 2	ADJACENT TO CITY BLOCK 108/68 PART OF COMMERCE STREET CITY OF DALLAS, DALLAS COUNTY, TEXAS	083334
JOHN GRIGSB CITY OF DALL STREET, A 78.7 ORDINANCE B RECORDS, CIT	SQUARE FOOT LOT, TRACT, OR PARCEL OF LAND L Y SURVEY, ABSTRACT NO. 495, ADJACENT TO CITY AS, DALLAS COUNTY, TEXAS AND BEING A PART OF 7 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS ESTABLIS OOK 1-A, YEARS 1873-1882, PAGE 131, SURVEY DEI Y OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING Y DESCRIBED AS FOLLOWS:	BLOCK 108/68, COMMERCE HED BY PARTMENT
METROPOLITA DALLAS, DALLAS, DALLAS, DALLAS, DALLAS, DALLAS, DALLA RECORDED IN TEXAS, SAID P COMMERCE ST	AT THE SOUTHEAST CORNER OF LOT 1A, CITY BLC N AT 1200 MAIN, A CONDOMINIUM, AN ADDITION TO AS COUNTY, TEXAS, ACCORDING TO THE PLAT THE INSTRUMENT NO. 200600173057, DEED RECORDIN OINT BEING THE INTERSECTION OF THE NO.41H LI TREET, WITH THE WEST LINE OF FIELD STUFFT, A S OF-WAY, AS ESTABLISHED BY SAID OPDINAL CE BU SE 131;	O THE CITY OF REOF DALLAS COUNTY, OF SAID 50 NOOT WIDE
DISTANCE OF 0	TH 76°00'00" WEST, ALONG THE SOUTH LIVE OF SAID 0.15 FEET TO THE PLACE OF LEGINNES , FROM WH NORTH 62°20'49" WEST, A PLEMINCE OF 12033 FEE	ICH A FOUND
THENCE SOUT	H 14*00'00" EAST, A DUTANCE OF 21 FEET TO A P	OINT FOR
THENCE SOUT	H 76°00'00" WEST, A D'LIANCE OF 9.16 FEET TO A F	POINT FOR
CORNER IN THI	H 14"00'00" WEST, A DISTANCE OF 0.21 FEET TO A F E COMMON LINE OF FAID LOT 1A AND SAID COMME A FLUND "FAIL" BULKS SOUTH 76"00'00" WEST, A DI	RCE STREET.
THENCE MORTH FEET TO THE PULLAND.	R 1000 PERAST, ALONG SAID COMMON LINE, A DIS LACE OF DEGINNING AND CONTAINING 1.92 SQUAR	STANCE OF 9.16 E FEET OF
LAND.		REVIEWED BY
(For SPRG use only)	le la	12 07.31.2008
Reviewed By: Dote: SPRG NO: 1436	BASIS OF BEARINGS; All bearings shown hereon are based the East line of Metropolitan at 1200 I City of Datas, Dates County, Texas, Instrument No. 200600173057, Deed	Asin, A Condominium, an addition to the according to the plat thereof recorded it
Jel 5 Jun 7-30-06	JOHN S. TURNER A 15310 Carland, Tay John	
John S. Tumer, R.P.L.S. #5310	Data A professional company op	cating in your heat interast"

* i



	317		21013
SHEET 1 OF 2	LICENSE AGR ADJACENT TO CITY BLO PART OF COMMERCE CITY OF DALLAS, DALLAS C	EEMENT CK 108/68 STREET	083334
IN THE JOH BLOCK 108/ PART OF CO AS ESTABL SURVEY DE	6 SQUARE FOOT LOT, TRACT, N GRIGSBY SURVEY, ABSTRAC 68, CITY OF DALLAS, DALLAS C DMMERCE STREET, A 78.7 FOO SHED BY ORDINANCE BOOK 1 PARTMENT RECORDS, CITY O BEING MORE PARTICULARLY	CT NO. 495, ADJACENT COUNTY, TEXAS AND E T WIDE PUBLIC RIGH A, YEARS 1873-1882, F DALLAS, DALLAS CO	TO CITY BEING A I-OF-WAY, PAGE 131, DUNTY,
108/68, MET THE CITY O PLAT THERE RECORDS, I INTERSECTI THE WEST L	NG AT THE SOUTHEAST CORN ROPOLITAN AT 1200 MAIN, A C DALLAS, DALLAS COUNTY, TE OF RECORDED IN INSTRUMEN DALLAS COUNTY, TEXAS, SAID ON OF THE NORTH LINE OF SA INE OF FIELD STREET, A 50 FC YAY, AS ESTABLISHED BY SAID AGE 131;	ONDOMINIUM, AN ADD EXAS, ACCORDING TO NT NO. 200600120057 POINT BEING THE ND COMME CE STRE DOT WIDE PULLIC	DITION TO DITHE DEED WITH
1A, A DISTAI	UTH 76°00'00" WEST, ALONG NCE OF 25.17 FEET TO THE UND "NAIL" BEARS NORTH 58	CE OF L 50 NNING, F	ROM
THENCE SO FOR CORNE	JTH 14°00'00" EALLS A D'UTANO R;	E OF 2.86 FEET TO A	POINT
THENCE SO FOR CORNE	JTH 76°00 P° WEST, A DUMAN R;	CE OF 1.00 FEET TO A	POINT
FOR CORNE COMMERCE	RT: 14*00:00" WEST, A DISTAN R IN THE COMMON LINE OF SA STREET, FROM WHICH A FOUN ST. A DISTANCE OF 198.83 FEE	ID LOT 1A AND SAID	
OF 1.00 FL	RTH 10"00"00" EAST, ALONG SA		
SQUARE FE	OF DAND.		REVIEWED BY
(For SPRG use only)	DASISO	F BEARINGS:	Ja 07.31.2008
Reviewed By: Date: SPRG NO:	All bearin the East City of Da	igs shown hereon are based a line of Metropolitan at 1200 Mi	bearing of South 14*00'00" East, for ain, A Condominium, an addition to the conding to the plat thereof recorded in ecords, Dallas County, Texas.
	OF ST 4 ST DHN S. TURNER \$5310 CESS 0	"Registered 707 Early St Gerland, Taxan John S	76042 (972)272-8407 Fax . Turner R.P.L.S. 5310 www.sraytaatic.com
John S. Turner, R.P.L.S. #5310	Country I		ta: 06-02-08 Drafter: JY sting in your best interest"

. . . 1



		31733 TRA	CT 4	21013
SHEET 1 OF 2	AD JACE PART	TTO CITY BLOCK 108/ OF COMMERCE STREET LLAS, DALLAS COUNTY,	68 083	334
	BEING A 51 SQUARE FOOT LE THE JOHN GRIGSBY SURVEY BLOCK 108/68, CITY OF DALL PART OF COMMERCE STREE AS ESTABLISHED BY ORDINA SURVEY DEPARTMENT RECO TEXAS, AND BEING MORE PA	Y, ÁBSTRACT NO. 495, A AS, DALLAS COUNTY, T T, A 78.7 FOOT WIDE P NICE BOOK 1-A, YEARS DRDS, CITY OF DALLAS	ADJACENT TO CITY TEXAS AND BEING A UBLIC RIGHT-OF-WAY, 5 1873-1882, PAGE 131, , DALLAS COUNTY,	
	COMMENCING AT THE SOUT 108/68, METROPOLITAN AT 12 THE CITY OF DALLAS, DALLA PLAT THEREOF RECORDED I RECORDS, DALLAS COUNTY, INTERSECTION OF THE NOR THE WEST LINE OF FIELD STI RIGHT-OF-WAY, AS ESTABLIS 1873-1882, PAGE 131;	200 MAIN, A CONDOMIN S COUNTY, TEXAS, ACC N INSTRUMENT NO. 200 TEXAS, SAID POINT BE TH LINE OF SAID COMM REET, A 50 FOOT WIDE	IUM, AN ADDITION TO CORDING TO THE 0600170157, DEED EINCTHE IECE STREED WITH PULLIC	
	THENCE SOUTH 76*00'00" WE 1A, A DISTANCE OF 26.73 FEE WHICH A FOUND "NAIL" BEAR 281.62 FEET;	ST, ALONG THE SOUR T TO THE THCE OF B S NORTH 58°4-03" WE	LINE OF SAID LOT NNING, FROM ST, A DISTANCE OF	
	THENCE SOUTH 14°00'00" EA: FOR CORNER;	A DUTANCE OF 5.6	FEET TO A POINT	
	THENCE SOUTH 76'00'D" WE FOR CORNER;	ST, A DU ANCE OF 9.0	0 FEET TO A POINT	
	THENCE NORT 14'00'0' WE FOR CORNER IN 54' COMMO COMMERCE STREET FROM V 76'00'0' WEST, DISTINCE	N LINE OF SAID LOT 1A WHICH A FOUND NAIL B	AND SAID	
(THENCL NORTH 300000° EAS OF 9.00 FEIT TO THE PLACE (SQUARE FEEL OF LAND,			
	SQUARE FELL OF DAND.		REVIEWED	BY
(For SPRG use	only)		ph 07.31	2008
Reviewed By: Dote: SPRG NO: 143B		the East line of Metrop City of Dallas, Dallas (, reon are based a bearing of Sou coltan at 1200 Main, A Condomk County, Texas, according to the p 0173057. Deed Records, Dalias	nium, an addition to the plat thereof recorded in
1	OF 7 Step STE JOHN S. TUF 30 #5310	···	Gerland, Taxan 75042 (97 John S. Turner R.P.L www.arwlyttaah.com	and Surveyors" 2) 272-6267 Voice 2) 272-6407 Fax .S. 5310
DA S. Jun	#5310 Date		company operating in your	

. . . .

