

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

Exhibit A

**BEING** a 14 square foot tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and same being a part of Field Street (50 foot public right-of-way, Smith Murphy and Martin Addition, Volume 143, Page 403, Deed Records of Dallas County, Texas (D.R.D.C.T.)), and being adjacent to Lot 1A, Block 68, Metropolitan at 1200 Main, a Condominium, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument Number 200600173057, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

**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 said Manor House Gardens, et. al. tract, over, across, and upon said Commerce Street, and along the southwesterly right-of-way line of said Field Street (50 foot public right-of-way), passing the southeasterly corner of said Lot 1A, and continuing along the northeasterly 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 a total distance of 79.16 feet to the **POINT OF BEGINNING**;

**THENCE** North 14 degrees 00 minutes 00 seconds West along the northeasterly 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 a distance of 13.73 feet to a point for corner;

**THENCE** departing the northeasterly boundary line of said Lot 1A, over, across, and upon said Field Street (50 foot public right-of-way), the following courses and distances:

North 76 degrees 00 minutes 00 seconds East for a distance of 105 feet to a point for corner;

South 13 degrees 48 minutes 30 seconds East for a distance of 13.73 feet to a point for corner;

South 76 degrees 00 minutes 00 seconds West for a distance of 101.01 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



1 of 2

LICENSE AGREEMENT

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

7-30-2024  
*David F. McCullah*  
DAVID F. MCCULLAH  
TEXAS RPLS NO. 4023

**TRAVERSE**  
LAND SURVEYING LLC  
Surveying | Construction Staking | Platting  
14200 Midway Road, Suite 130  
Dallas, TX 75224 T: 469.784.9321  
W: TraverseLandSurveying.com  
Texas Firm No. 10194631

JOB No. TR-179-24

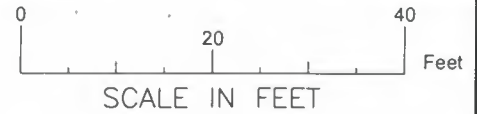
DRAWN BY: CMC

DATE: 7-30-2024

SCALE: 1" = 20'

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.

## Exhibit A



### LEGEND

D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS

O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

INST. NO. - INSTRUMENT NUMBER

C.M. - CONTROL MONUMENT

**LOT 1A, BLOCK 68  
METROPOLITAN AT 1200 MAIN,  
A CONDOMINIUM  
INST. NO. 200600173057  
O.P.R.D.C.T.**

**POINT OF  
BEGINNING**

**LICENSE  
AGREEMENT  
14 SQ. FT.**

JOHN GRIGSBY SURVEY  
ABSTRACT No. 495

**COMMERCE STREET**  
(78.7' PUBLIC RIGHT-OF-WAY)  
(ORDINANCE BOOK 1-A, PAGE 131)

N14°00'00"W  
79.16'

"X" CUT FOUND  
(C.M.)

65.00'

**FIELD STREET**  
(65' PUBLIC RIGHT-OF-WAY)  
(SMITH MURPHY AND MARTIN ADDITION,  
VOLUME 143, PAGE 403, D.R.D.C.T.)

Line Data Table		
Line #	Distance	Bearing
L1	13.73'	N14°00'00"W
L2	1.05'	N76°00'00"E
L3	13.73'	S13°48'30"E
L4	1.01'	S76°00'00"W

**POINT OF  
COMMENCING**  
"X" CUT FOUND  
(C.M.)

**JACKSON STREET**  
(50' PUBLIC RIGHT-OF-WAY)  
(ORDINANCE BOOK 1-A, PAGE 131)

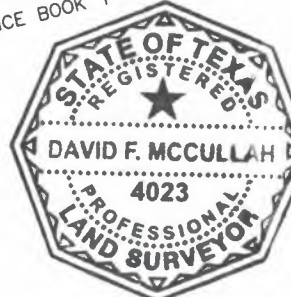
(For SPRG use only)  
Reviewed by: JD

Date: 8/17/2024  
SPRG No. 6685

2 OF 2

## LICENSE AGREEMENT

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



7-30-2024  
*David F. McCullah*  
DAVID F. MCCULLAH  
TEXAS RPLS NO. 4023

**TRAVERSE**  
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Surveying | Construction Staking | Platting  
14200 Midway Road, Suite 130  
Dallas, TX 75224 T: 469.784.9321  
W: TraverseLandSurveying.com  
Texas Firm No. 10194631

JOB No. TR-179-24  
DATE: 7-30-2024

DRAWN BY: CMC  
SCALE: 1" = 20'



31733  
EXHIBIT A-TRACT 1

210131

SHEET 1 OF 2

## LICENSE AGREEMENT

083334

ADJACENT TO CITY BLOCK 108/68  
PART OF FIELD STREET  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

27416

BEING A 2.50 SQUARE FOOT LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, ADJACENT TO CITY BLOCK 108/68, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PART OF FIELD STREET, A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY AS ESTABLISHED BY ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131, SURVEY DEPARTMENT RECORDS, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1A, CITY BLOCK 108/68, METROPOLITAN AT 1200 MAIN, A CONDOMINIUM, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 200600173057, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID FIELD STREET WITH THE NORTH LINE OF COMMERCE STREET, A 78.70 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS ESTABLISHED BY ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131, WITH THE WEST LINE OF SAID FIELD STREET;

THENCE NORTH 14°00'00" WEST, ALONG THE EAST LINE OF SAID LOT 1A, A DISTANCE OF 47.50 FEET TO THE **PLACE OF BEGINNING**, FROM WHICH A FOUND "NAIL" BEARS SOUTH 64°04'45" WEST, A DISTANCE OF 29.6 FEET;

THENCE NORTH 76°00'00" EAST, A DISTANCE OF 50 FEET TO A POINT FOR CORNER;

THENCE NORTH 14°00'00" WEST, A DISTANCE OF 1.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 76°00'00" WEST, A DISTANCE OF 2.50 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID LOT 1A AND SAID FIELD STREET, FROM WHICH A FOUND "NAIL" BEARS NORTH 70°02'47" WEST, A DISTANCE OF 271.25 FEET;

THENCE SOUTH 14°00'00" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1.00 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 2.50 SQUARE FEET OF LAND.

REVIEWED BY

J2 07.31.2008

(For SPRG use only)

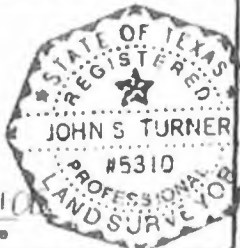
Reviewed By: \_\_\_\_\_

Date: \_\_\_\_\_

SPRG NO: 1437

## BASIS OF BEARINGS:

All bearings shown hereon are based a bearing of South 14°00'00" East, for the East line of Metropolitan at 1200 Main, A Condominium, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600173057, Deed Records, Dallas County, Texas.



Analytical Surveys, Inc.

"Registered Professional Land Surveyors"

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Garland, Texas 75042 (972) 272-8407 FaxJohn B. Turner R.P.L.S. 5310  
www.analyticalsurveys.com  
John S. Turner, R.P.L.S. #5310

Date

Job Number: 87507AEX-08

Date: 06-02-08

Drafter: JY

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31733

210131

LAND SURVEY

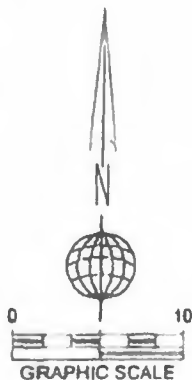
27416

SHEET 2 OF 2

## LICENSE AGREEMENT

ADJACENT TO CITY BLOCK 108/68  
PART OF FIELD STREET  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

083334



PLACE OF  
BEGINNING

LICENSE AGREEMENT  
2.50 SQUARE  
FEET

FIND "NAIL"  
N 70°02'47" W  
271.25'

LOT 1A, CITY BLOCK 108/68  
METROPOLITAN AT 1200 MAIN  
A CONDOMINIUM  
INST. NO. 200600173057  
D.R.D.C.T.

FIELD STREET  
(PUBLIC R.O.W.)

PLACE OF  
COMMENCING

(For SPRG use only)

Reviewed By:

Date:

SPRG NO: 14

LINE	DISTANCE	BEARING
L1	2.50'	S 76°00'00" W
L2	1.00'	N 14°00'00" W
L3	2.50'	N 76°00'00" E
L4	1.00'	S 14°00'00" E

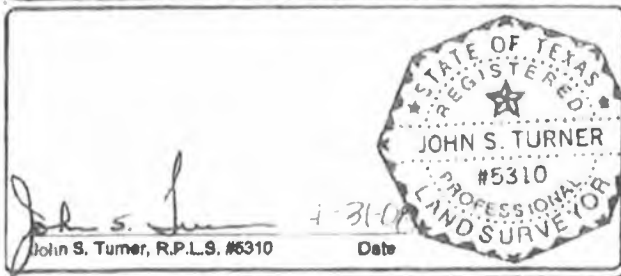
COMMERCE STREET  
(78.7' PUBLIC R.O.W.)

REVIEWED BY

J2 07.31.2008

## BASIS OF BEARINGS:

All bearings shown hereon are based a bearing of South 14°00'00" East, for the East line of Metropolitan at 1200 Main, A Condominium, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600173057, Deed Records, Dallas County, Texas.



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Gertsd, Texas 76042 (972) 272-8401 Fax  
John S. Turner R.P.L.S. 5310  
www.analyticalsurveys.com

Job Number: 87507AEX-08 Date: 06-02-08 Drafter: JY  
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CAPITAL

27416

SHEET 1 OF 2

## LICENSE AGREEMENT

083334

ADJACENT TO CITY BLOCK 108/68  
PART OF COMMERCE STREET  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 1.92 SQUARE FOOT LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, ADJACENT TO CITY BLOCK 108/68, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PART OF COMMERCE STREET, A 78.7 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS ESTABLISHED BY ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131, SURVEY DEPARTMENT RECORDS, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1A, CITY BLOCK 108/68, METROPOLITAN AT 1200 MAIN, A CONDOMINIUM, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 200600173057, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF SAID COMMERCE STREET, WITH THE WEST LINE OF FIELD STREET, A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS ESTABLISHED BY SAID ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131;

THENCE SOUTH 76°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 0.15 FEET TO THE **PLACE OF BEGINNING**, FROM WHICH A FOUND "NAIL" BEARS NORTH 62°20'49" WEST, A DISTANCE OF 20.53 FEET;

THENCE SOUTH 14°00'00" EAST, A DISTANCE OF 0.21 FEET TO A POINT FOR CORNER;

THENCE SOUTH 76°00'00" WEST, A DISTANCE OF 9.16 FEET TO A POINT FOR CORNER;

THENCE NORTH 14°00'00" WEST, A DISTANCE OF 0.21 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID LOT 1A AND SAID COMMERCE STREET, FROM WHICH A FOUND "NAIL" BEARS SOUTH 76°00'00" WEST, A DISTANCE OF 215.69 FEET;

THENCE NORTH 14°00'00" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 9.16 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 1.92 SQUARE FEET OF LAND.

REVIEWED BY

JH 07.31.2008

(For SPRG use only)

Reviewed By: \_\_\_\_\_  
Date: \_\_\_\_\_  
SPRG NO: 1436

## BASIS OF BEARINGS:

All bearings shown hereon are based a bearing of South 14°00'00" East, for the East line of Metropolitan at 1200 Main, A Condominium, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600173057, Deed Records, Dallas County, Texas.



John S. Turner, R.P.L.S. #5310

Date



Analytical Surveys, Inc.

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107 East Street (972) 272-6287 Voice  
Gerald, Texas 75042 (972) 272-6407 Fax

John S. Turner R.P.L.S. #5310  
www.analyticalinc.com

Job Number: 87507BEX-08 Date: 06-02-08 Drafter: JY

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31733

TRACT 2

210131

SHEET 2 OF 2

# LICENSE AGREEMENT

083334

ADJACENT TO CITY BLOCK 108/68  
PART OF COMMERCE STREET  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LOT 1A, CITY BLOCK 108/68  
METROPOLITAN AT 1200 MAIN  
A CONDOMINIUM  
INST. NO. 200600173057  
D.R.D.C.T.



REVIEWED BY

07.31.2008

(For SPRG use only)

Reviewed By:

Date:

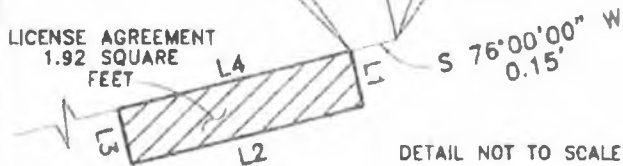
SPRG NO:

36

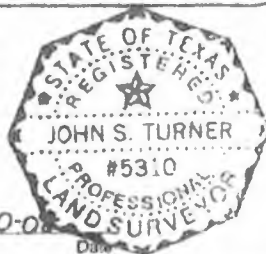
LINE	DISTANCE	BEARING
L1	0.21'	S 14°00'00" E
L2	9.16'	S 76°00'00" W
L3	0.21'	N 14°00'00" W
L4	9.16'	N 76°00'00" E

PLACE OF  
BEGINNINGPLACE OF  
COMMENCING

LICENSE AGREEMENT  
1.92 SQUARE  
FEET



DETAIL NOT TO SCALE



John S. Turner, R.P.L.S. #5310

Date:



## Analytical Surveys, Inc.

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Garland, Texas 75042

(972) 272-8287 Voice  
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www.analyticalinc.com

Job Number: 87507BEX-08

Date: 08-02-08

Drafter: JY

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210131

27416

SHEET 1 OF 2

## LICENSE AGREEMENT

083334

ADJACENT TO CITY BLOCK 108/68  
PART OF COMMERCE STREET  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 2.86 SQUARE FOOT LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, ADJACENT TO CITY BLOCK 108/68, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PART OF COMMERCE STREET, A 78.7 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS ESTABLISHED BY ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131, SURVEY DEPARTMENT RECORDS, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1A, CITY BLOCK 108/68, METROPOLITAN AT 1200 MAIN, A CONDOMINIUM, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 200600173057, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF SAID COMMERCE STREET WITH THE WEST LINE OF FIELD STREET, A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS ESTABLISHED BY SAID ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131;

THENCE SOUTH 76°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 25.17 FEET TO THE PLACE OF BEGINNING, FROM WHICH A FOUND "NAIL" BEARS NORTH 58°53'34" WEST, A DISTANCE OF 282.72 FEET;

THENCE SOUTH 14°00'00" EAST, A DISTANCE OF 2.86 FEET TO A POINT FOR CORNER;

THENCE SOUTH 76°00'00" WEST, A DISTANCE OF 1.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 14°00'00" WEST, A DISTANCE OF 2.86 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID LOT 1A AND SAID COMMERCE STREET, FROM WHICH A FOUND "NAIL" BEARS SOUTH 76°00'00" WEST, A DISTANCE OF 198.83 FEET;

THENCE NORTH 76°00'00" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.86 SQUARE FEET OF LAND.

REVIEWED BY

JG 07-31-2008

(For SPRG use only)

Reviewed By: \_\_\_\_\_  
Date: \_\_\_\_\_  
SPRG NO: 1435

## BASIS OF BEARINGS:

All bearings shown hereon are based a bearing of South 14°00'00" East, for the East line of Metropolitan at 1200 Main, A Condominium, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600173057, Deed Records, Dallas County, Texas.



John S. Turner 7-30-08  
John S. Turner, R.P.L.S. #5310 Date



Analytical Surveys, Inc.

"Registered Professional Land Surveyors"

701 Easy Street (972) 272-6287 Voice  
Garland, Texas 76042 (972) 272-6487 Fax

John S. Turner R.P.L.S. #5310  
www.analyticalsurveys.com

Job Number: 87507CEX-08 Date: 06-02-08 Drafter: JY

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210131

EXHIBIT A TRACT 3

SHEET 2 OF 2

27416  
LICENSE AGREEMENT

083334

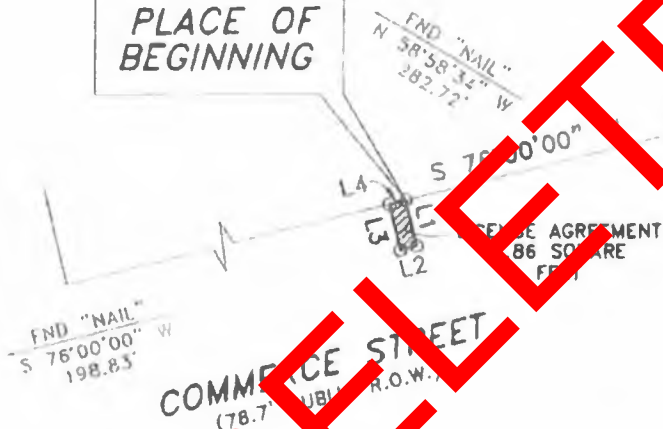
ADJACENT TO CITY BLOCK 108/68  
PART OF COMMERCE STREET  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LOT 1A, CITY BLOCK 108/68  
METROPOLITAN AT 1200 MAIN  
A CONDOMINIUM  
INST. NO. 200600173057  
D.R.D.C.T.

FIELD STREET  
(50' PUBLIC R.O.W.)

PLACE OF COMMENCING

PLACE OF BEGINNING



REVIEWED BY

J2 07-31-2008

(For SPRG use only)

Reviewed By: \_\_\_\_\_

Date: \_\_\_\_\_

SPRG NO: 1435

LINE	DISTANCE	BEARING
L1	2.86'	S 14°00'00" E
L2	1.00'	S 76°00'00" W
L3	2.86'	N 14°00'00" W
L4	1.00'	N 76°00'00" E

## BASIS OF BEARINGS:

All bearings shown hereon are based a bearing of South 14°00'00" East, for the East line of Metropolitan at 1200 Main, A Condominium, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600173057, Deed Records, Dallas County, Texas.



John S. Turner  
John S. Turner, R.P.L.S. #5310

7-30-08  
Date



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Job Number: 87507CEX-08

Date: 06-02-08

Drafter: JY

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31733

210131

SHEET 1 OF 2

# LICENSE AGREEMENT

083334

ADJACENT TO CITY BLOCK 108/68  
PART OF COMMERCE STREET  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 51 SQUARE FOOT LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, ADJACENT TO CITY BLOCK 108/68, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PART OF COMMERCE STREET, A 78.7 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS ESTABLISHED BY ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131, SURVEY DEPARTMENT RECORDS, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1A, CITY BLOCK 108/68, METROPOLITAN AT 1200 MAIN, A CONDOMINIUM, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 200600173057, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF SAID COMMERCE STREET WITH THE WEST LINE OF FIELD STREET, A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS ESTABLISHED BY SAID ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131;

THENCE SOUTH 76°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 26.73 FEET TO THE PLACE OF BEGINNING, FROM WHICH A FOUND "NAIL" BEARS NORTH 58°42'03" WEST, A DISTANCE OF 281.62 FEET;

THENCE SOUTH 14°00'00" EAST, A DISTANCE OF 5.67 FEET TO A POINT FOR CORNER;

THENCE SOUTH 76°00'00" WEST, A DISTANCE OF 9.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 14°00'00" WEST, A DISTANCE OF 5.67 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID LOT 1A AND SAID COMMERCE STREET, FROM WHICH A FOUND NAIL BEARS SOUTH 76°00'00" WEST, A DISTANCE OF 189.27 FEET;

THENCE NORTH 76°00'00" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 9.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 51.00 SQUARE FEET OF LAND.

REVIEWED BY

JH 07-31-2008

(For SPRG use only)

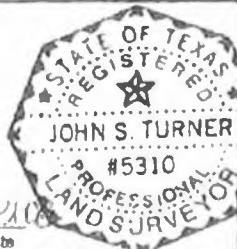
Reviewed By: \_\_\_\_\_

Date: \_\_\_\_\_

SPRG NO: 1438

## BASIS OF BEARINGS:

All bearings shown hereon are based a bearing of South 14°00'00" East, for the East line of Metropolitan at 1200 Main, A Condominium, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600173057, Deed Records, Dallas County, Texas.



*John S. Turner*  
John S. Turner, R.P.L.S. #5310

Date



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707 Easy Street (972) 272-8287 Voice  
Garland, Texas 75042 (972) 272-8407 Fax

John S. Turner R.P.L.S. #5310  
www.analyticalsurveys.com

Job Number: 87507DEX-08

Date: 08-02-08

Drafter: JY

"A professional company operating in your best interest"

31733

210131

SHEET 2 OF 2

## LICENSE AGREEMENT

083334

ADJACENT TO CITY BLOCK 108/68  
PART OF COMMERCE STREET  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

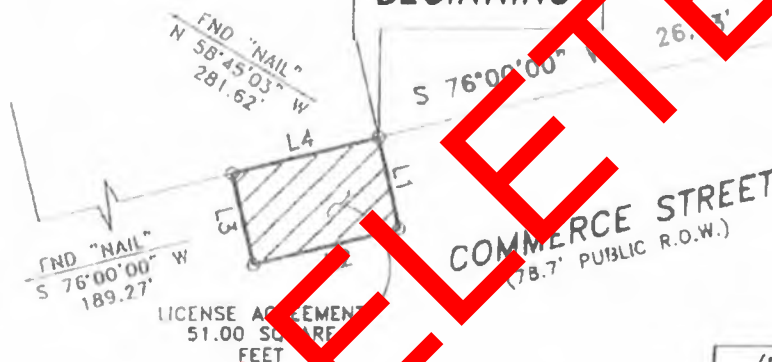


LOT 1A, CITY BLOCK 108/68  
METROPOLITAN AT 1200 MAIN  
A CONDOMINIUM  
INST. NO. 200600173057  
D.R.D.C.T.

FIELD STREET  
(50' PUBLIC R.O.W.)

PLACE OF  
COMMENCING

PLACE OF  
BEGINNING



REVIEWED BY

*JA 07.31.2008*

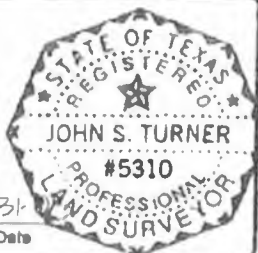
(For SPRG use only)

Reviewed By: \_\_\_\_\_  
Date: \_\_\_\_\_  
SPRG NO: 1438

LINE	DISTANCE	BEARING
L1	5.67'	S 14°00'00" E
L2	9.00'	S 76°00'00" W
L3	5.67'	N 14°00'00" W
L4	9.00'	N 76°00'00" E

## BASIS OF BEARINGS:

All bearings shown hereon are based a bearing of South 14°00'00" East, for the East line of Metropolitan at 1200 Main, A Condominium, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600173057, Deed Records, Dallas County, Texas.



*John S. Turner*  
John S. Turner, R.P.L.S. #5310

Date



**Analytical Surveys, Inc.**

"Registered Professional Land Surveyors"

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