

LICENSE AGREEMENT

Wood Street
Adjacent to Block 20/43
John Neely Bryan Survey, Abstract No. 149
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 1,143 square foot (0.026 acre) tract of land situated in the John Neely Bryan Survey, Abstract No. 149, Dallas County, Texas; said tract being part of the right-of-way of Wood Street (an 80-foot wide right-of-way recorded in the Map of the Town of Dallas according to the plat recorded in Volume 143, Page 401 and in Volume D, Page 698, both of the Deed Records of Dallas County, Texas); said tract adjoins the south line of Lots 6 and 7, Block 20/43 of the said Map of the Town of Dallas; said 1,143 square foot (0.026 acre) tract being more particularly described as follows:

COMMENCING, at a 3-inch aluminum disk stamped with "PACHECO KOCH - DCPA" found at the intersection of the north right-of-way line of Wood Street and the east right-of-way line of Market Street (a variable width right-of-way recorded in said Map of the Town of Dallas and in Volume 2003064, Page 2706 of said Deed Records); said point being in the south line of Lot 5, Block 20/43 of said Map of the Town of Dallas;

THENCE, departing the said east line of Market Street and along the said north line of Wood Street and the south line of said Block 20/43, the following two (2) calls:

North 74 degrees, 57 minutes, 27 seconds East, along the south line of said Lot 5, a distance of 33.80 feet to the POINT OF BEGINNING;

North 74 degrees, 57 minutes, 27 seconds East, continuing along said south line of Lot 5, at a distance of 1.58 feet, passing the southeast corner of said Lot 5 and the southwest corner of said Lot 6, continuing along the south line of said Lot 6, at a distance of 51.58' feet, passing the southeast corner of said Lot 6 and the southwest corner of said Lot 7, continuing along the south line of said Lot 7, in all a total distance of 86.50 feet to a point for corner; from said point a 3-inch aluminum disk stamped with "PACHECO KOCH - DCPA" found bears North 74 degrees, 57 minutes East, a distance of 79.7 feet;

THENCE, departing the said south line of Lot 7, Block 20/43 and the said north line of Wood Street, into and through said Wood Street, the following three (3) calls:

South 15 degrees, 02 minutes, 33 seconds East, a distance of 13.21 feet to a point for corner;

South 74 degrees, 57 minutes, 27 seconds West, a distance of 86.50 feet to a point for corner;

North 15 degrees, 02 minutes, 33 seconds West, a distance of 13.21 feet to the POINT OF BEGINNING;

CONTAINING: 1,143 square feet or 0.026 acres of land, more or less.

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 reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the release tract described.

Handwritten signature of Jonathan E. Cooper in blue ink.

07-14-2022

Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch, a Westwood Company, LLC
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

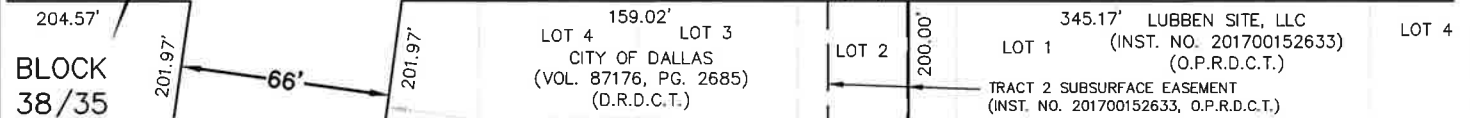
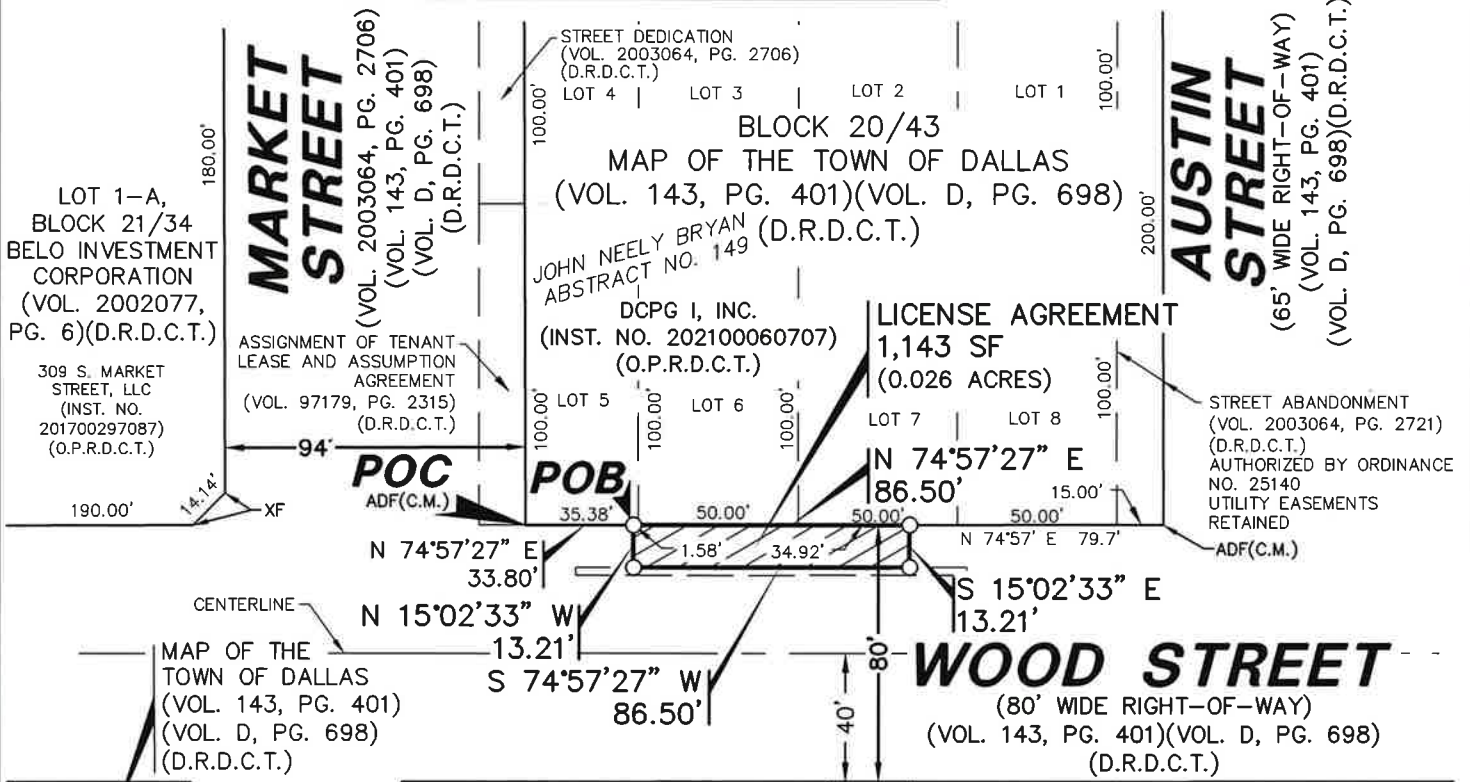
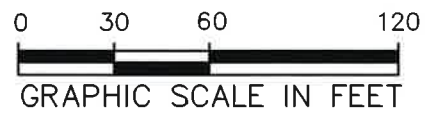


3075-20.439EX1.doc
3075-20.439EX1.dwg dmg

Form with fields: Reviewed By: JD, Date: 8/5/2022, SPRG NO: 5783. Includes note '(For SPRG use only)'.

LEGEND

	PROPERTY LINE	C.M.	CONTROLLING MONUMENT
	LICENSE AGREEMENT LINE	D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
	EXISTING EASEMENT LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	VOL.	VOLUME
POB	POINT OF BEGINNING	PG.	PAGE
POC	POINT OF COMMENCING	INST. NO.	INSTRUMENT NUMBER
ADF	3-INCH ALUMINUM DISK STAMPED WITH "PACHECO KOCH - DCPA"	SF	SQUARE FOOT
		XF	"X" CUT IN CONCRETE FOUND



(For SPRG use only)

Reviewed By: JD

Date: 8/5/2022

SPRG NO: 5783

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

[Signature]

Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369



07-14-2022 Date

TX REG. ENGINEERING FIRM F-469

TX REG. SURVEYING FIRM LS-10008000

- 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, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.

Pacheco Koch 7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
a Westwood company

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DMG	JEC	1"=60'	JULY 2022	3075-20.439

LICENSE AGREEMENT

WOOD STREET
ADJACENT TO BLOCK 20/43
JOHN NEELY BRYAN SURVEY,
ABSTRACT NO. 149,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
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