

**LICENSE AGREEMENT
JACKSON STREET AND COMMERCE STREET
ADJACENT TO BLOCK 9/151
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 165 square foot or 0.004 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being a part of Jackson Street, (a 70' right-of-way) and Commerce Street, (a 78.67' right-of-way), Ordinance No. 1-A, Page 131 and REVISED MAP OF RAIL ROAD ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 350, Deed Records, Dallas County, Texas; adjacent to Block 9/151 and said 0.004 acre tract being more particularly described as follows:

COMMENCING at a found "X" cut at the southeast corner of a right-of-way corner clip at the intersection of the northeast right-of-way line of Cesar Chavez Boulevard, formerly Preston Street (a variable width right-of-way), recorded in Volume 4, Page 350, of the Deed Records of Dallas County, Texas, and the southeast right-of-way line of said Jackson Street, at a west corner of a tract of land conveyed to Ghost Sign Development, LLC, by deed of record in Instrument No. 201800099512, of the Official Public Records of Dallas County, Texas; said point being at the beginning of a tangent curve to the left, having a central angle of 03 degrees 05 minutes 39 seconds, a radius of 695.00 feet, and an arc length of 37.53 feet (chord bears North 35 degrees 32 minutes 47 seconds West, 37.53 feet), from a found "X" cut at the end of said curve in the said northeast line of Cesar Chavez Boulevard;

THENCE North 10 degrees 16 minutes 53 seconds East, along the said right-of-way corner clip, a distance of 21.84 feet to a point at the northeast corner of said right-of-way corner clip; said point being in the said southeast line of Jackson Street; said point being a west corner of said Ghost Sign Development, LLC;

THENCE departing the said right-of-way corner clip, over and across said Jackson Street and said Commerce Street, the following courses and distances:

North 58 degrees 36 minutes 54 seconds West, a distance of 24.88 feet to a set mag nail for corner at the **POINT-OF-BEGINNING**;

South 53 degrees 10 minutes 37 seconds West, a distance of 3.89 feet to a set mag nail for corner;

North 67 degrees 44 minutes 20 seconds West, a distance of 10.00 feet to a set mag nail for corner;

North 22 degrees 15 minutes 40 seconds East, a distance of 14.00 feet to a set mag nail for corner;

South 67 degrees 44 minutes 20 seconds East, a distance of 12.00 feet to a set mag nail for corner;

<i>(FOR SPRG USE ONLY)</i>	
REVIEWED BY:	<u>G.S.</u>
DATE:	<u>8-25-20</u>
SPRG NO.	<u>5344</u>

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South 22 degrees 15 minutes 40 seconds West, a distance of 10.66 feet to the POINT-OF-BEGINNING, containing 165 square feet or 0.004 acres of land.

Bearings for this description cited are based on State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

An exhibit of even date accompanies this description.

Date: 05/28/2020

R. Groysman

Roman L. Groysman
Registered Professional Land Surveyor
Texas Registration No. 5864



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Call 48 Hours before digging:
811 or call 811.com
Common Ground Alliance

LICENSE AGREEMENT

Line Table		
Line #	Length	Direction
L7	10.66'	S22°15'40"W

Line Table		
Line #	Length	Direction
L4	10.00'	N67°44'20"W
L5	14.00'	N22°15'40"E
L6	12.00'	S67°44'20"E

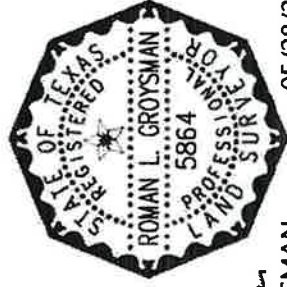
Line Table		
Line #	Length	Direction
L1	21.84'	N10°16'53"E
L2	24.88'	N58°36'54"W
L3	3.89'	S53°10'37"W



LEGEND

(C.M.) CONTROLLING MONUMENT
 R.O.W. RIGHT-OF-WAY
 VOL., PG. VOLUME, PAGE
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. INSTRUMENT NUMBER
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCING
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 O MAG NAIL SET

(FOR SPRG USE ONLY)
 REVIEWED BY: G.S.
 DATE: 8-25-20
 SPRG NO. 5344



R. Groysman
 ROMAN L. GROYSMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5864

COMMERCE STREET
 (78.67' R.O.W.)
 VOL. 4, PG. 350, D.R.D.C.T. &
 ORDINANCE NO. 1-A, PAGE 131

LICENSE AGREEMENT
 165 SQUARE FEET
 0.004 ACRES

REVISED MAP OF RAIL ROAD ADDITION
 VOL. 4, PG. 350, D.R.D.C.T.
 70' R.O.W.

JACKSON STREET

EXHIBIT B - TRACT 10
 CITY OF DALLAS ORDINANCE NO. 21092
 VOL. 91249, PG. 4100, D.R.D.C.T.
 JOHN GRIGSBY SURVEY
 ABSTRACT NO. 495

REVISED MAP OF
 RAIL ROAD ADDITION
 VOL. 4, PG. 350, D.R.D.C.T.
 26 27 28
BLOCK 19/140
 TRACT 7 AND TRACT 13
 LOCO MELETIO
 DEVELOPMENT LLC
 INST. NO.
 201800099515
 O.P.R.D.C.T.

VARIABLE WIDTH R.O.W.
CESAR CHAVEZ
 BOULEVARD
 (FORMERLY
 PRESTON STREET)

REVISED MAP OF
 RAIL ROAD ADDITION
 VOL. 4, PG. 350, D.R.D.C.T.
 8 7
 FND. "X" (C.M.)
 GHOST SIGN DEVELOPMENT
 LLC, INST. NO.
 201800099512, O.P.R.D.C.T.
BLOCK 9/151
 FND. "X" (C.M.)
 LOT LINE (TYPICAL)

GENERAL NOTE:
 BEARINGS FOR THIS DESCRIPTION CITED ARE
 BASED ON STATE PLANE COORDINATE
 SYSTEM, TEXAS NORTH CENTRAL ZONE 4202,
 NORTH AMERICAN DATUM OF 1983.
 ADJUSTMENT REALIZATION (CORS 96).

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	37.53'	695.00'	N 35°32'47" W	37.53'

Westwood
 Phone (214) 473-4640
 Toll Free (888) 937-5150
 2740 Dallas Parkway, Suite 280
 Plano, TX 75093
 westwoodps.com
 Westwood Professional Services, Inc.
 TBBE Firm Reg. No. 11736
 TBBE'S Firm Reg. No. 10074301

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 DATE: 05/28/2020

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