LICENSE AGREEMENT
PART OF CANTON STREET
ADJACENT TO CITY BLOCK 4/186
THE BOMB FACTORY ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING 2-SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING PART OF CANTON STREET (A 80-FOOT RIGHT-OF-WAY) PARTIALLY DEDICATED BY THE CROWDUS & AKARD'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO VOLUME 3, PAGE 523 MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.) ADJACENT TO LOT 10A, BLOCK 4/186 OF THE BOMB FACTORY ADDITION, AN ADDITION TO CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO INSTRUMENT NUMBER 200101452629 D.R.D.C.T.:

COMMENCING AT THE BUILDING CORNER FOUND AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF CROWDUS STREET (A 50-FOOT RIGHT-OF-WAY) AND THE NORTHWESTERLY RIGHT-OF-WAY OF SAID CANTON STREET FOR THE EAST CORNER OF LOT 10A:

THENCE SOUTH 75 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 36.37 FEET TO POINT OF BEGINNING;

THENCE SOUTH 14 DEGREE 44 MINUTES 29 SECONDS EAST, DEPARTING SAID NORTHWESTERLY LINE, A DISTANCE OF 2.17 FEET TO A POINT FOR CORNER;

THENCE SOUTH 75 DEGREE 15 MINUTES 31 SECONDS WEST, A DISTANCE OF 1.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 14 DEGREE 44 MINUTES 29 SECONDS WEST, A DISTANCE OF 2.17 FEET TO A POINT FOR CORNER ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 10A, SAME BEING THE EAST CORNER OF LOT 9, BLOCK 4/186 OF SAID CROWDUS & AKARD'S ADDITION BEARS SOUTH 75 DEGREES 16 MINUTES 10 SECONDS WEST, A DISTANCE OF 313.07 FEET;

THENCE NORTH 75 DEGREE 16 MINUTES 10 SECONDS EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2-SQUARE FEET MORE OR LESS.

CERTIFICATION =

This is to certify that this map or plat and the survey on which it is based was field verified. The field work was completed on 09/04/2024.

Dated this 10 day of July, 2025.

Sambatek, Inc. TPBPLS FIRM #10194760

London E. Ryon Texas RPLS License No. 6212 Iryon@sambatek.com

LONDON E. RYON D

SURVEY NOTES =

 The bearing system is based on the Texas State Plane Coordinate System, NAD83 (2011 Adjust), Zone 4202.

2. Drawing based on field work completed on 9/04/2024 and 8/27/2024

PAGE 1 OF 2

LICENSE AGREEMENT **EXHIBIT A - Tract 1** PART OF CANTON STREET ADJACENT TO CITY BLOCK 4/186 THE BOMB FACTORY ADDITION JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS BOMB FACTORY ADDITION LOT IOA-BLOCK 4/186 INSTRUMENT NO. 200101452629 POINT OF COMMENCING FOUND BUILDING CORNER 2713 CANTON, LTD. VOL. 2000103, PG. 771 EDGE OF BUILDING D.R.D.C.T. POINT OF BEGINNING CANTON STREET (80' RIGHT-OF-WAY) N75°16'10"E 1.00 VOL. 3, PG 523 575°16'10"W 36.37 M.R.D.C.T. EDGE OF BUILDING 514°44'29"E 2.17 575°16'10"W 313.07 LOT LINE LICENSE AGREEMENT 2-SQ.FT. N14°44'29"W 2.17 (0.0000-ACRES) LOT LINE 575°15'31"W 1.00 FOUND 5/8-INCH IRON ROD LOT 9, BLOCK 4/186 40 CROWDUS & AKARD'S ADDITION VOLUME 3, PAGE 523 M.R.D.C.T. LEGEND **DEED RECORDS DALLAS COUNTY, TEXAS** D.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS M.R.D.C.T. VOL. VOLUME PAGE PG. NORTH CENTERLINE SQUARE FEET SO.FT. FOUND MONUMENT POINT FOR CORNER 0 =CERTIFICATION = 10 20 This is to certify that this map or plat and the survey on which it is based was field verified. The field work was completed on 09/04/2024. SCALE IN FEET Dated this 10 day of July, 2025. Sambatek, Inc. TPBPLS FIRM #10194760 LONDON E. RYON London E. Ryon Texas RPLS License No. 6212 Iryon@sambatek.com (FOR SPRG USE ONLY) SURVEY NOTES = REVIEWED BY 1. The bearing system is based on the Texas State Plane Coordinate System, 14/2025 DATE: NAD83 (2011 Adjust), Zone 4202. 6778 SPRG No. 2. Drawing based on field work completed on 9/04/2024 and 8/27/2024 PAGE 2 OF 2

LICENSE AGREEMENT
PART OF CANTON STREET
ADJACENT TO CITY BLOCK 4/186
THE BOMB FACTORY ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING 29-SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING PART OF CANTON STREET (A 80-FOOT RIGHT-OF-WAY) PARTIALLY DEDICATED BY THE CROWDUS & AKARD'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO VOLUME 3, PAGE 523 MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.) ADJACENT TO LOT 10A, BLOCK 4/186 OF THE BOMB FACTORY ADDITION, AN ADDITION TO CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO INSTRUMENT NUMBER 200101452629 D.R.D.C.T.:

COMMENCING AT A 5/8-INCH IRON ROD FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY OF SAID CANTON STREET FOR THE SOUTH CORNER OF SAID LOT 10A, SAME BEING THE EAST CORNER OF LOT 9, BLOCK 4/186 OF SAID CROWDUS & AKARD'S ADDITION;

THENCE NORTH 75 DEGREES 16 MINUTES 10 SECONDS EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.42 FEET TO POINT OF BEGINNING;

THENCE NORTH 75 DEGREE 16 MINUTES 10 SECONDS EAST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.17 FEET TO A POINT FROM WHICH THE BUILDING CORNER FOUND FOR THE EAST CORNER BEARS NORTH 75 DEGREES 16 MINUTES 10 SECONDS EAST, A DISTANCE OF 314.85 FEET;

THENCE SOUTH 14 DEGREE 45 MINUTES 49 SECONDS EAST, DEPARTING SAID NORTHWESTERLY LINE, A DISTANCE OF 2.57 FEET TO A POINT FOR CORNER;

THENCE SOUTH 75 DEGREE 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 11.17 FEET TO A POINT FOR CORNER;

THENCE NORTH 14 DEGREE 45 MINUTES 49 SECONDS WEST, A DISTANCE OF 2.58 FEET TO A POINT OF BEGINNING AND CONTAINING 29-SQUARE FEET MORE OR LESS.

== CERTIFICATION =

This is to certify that this map or plat and the survey on which it is based was field verified. The field work was completed on 09/04/2024.

Dated this 10 day of July, 2025.

Sambatek, Inc. TPBPLS FIRM #10194760

London E. Ryon
Texas RPLS License No. 6212
Irvon@sambatek.com

LONDON E. RYON D 6212 SURV

SURVEY NOTES =

 The bearing system is based on the Texas State Plane Coordinate System, NAD83 (2011 Adjust), Zone 4202.

2. Drawing based on field work completed on 9/04/2024 and 8/27/2024

(FOR SPRG USE ONLY)

REVIEWED BY:

DATE:

SPRG No.

G779

LICENSE AGREEMENT **EXHIBIT A - Tract 2** PART OF CANTON STREET ADJACENT TO CITY BLOCK 4/186 THE BOMB FACTORY ADDITION JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS BOMB FACTORY ADDITION LOT 10A-BLOCK 4/186 INSTRUMENT NO. 200101452629 LOT LINE FOUND BUILDING CORNER 2713 CANTON, LTD. VOL. 2000103, pG. 771 D.R.D.C.T. POINT OF BEGINNING N75°16'10"E 314.85 N75°16'10"E 11.17 LOT LINE POINT OF COMMENCING LOT LINE FOUND 5/8-INCH IRON ROD S14°45'49"E 2.57 EDGE OF BUILDING LICENSE AGREEMENT 29-SQ.FT. (0.0000-ACRES) LOT 9, BLOCK 4/186 40 CANTON STREET CROWDUS & AKARD'S ADDITION VOLUME 3, PAGE 523 (80' RIGHT-OF-WAY) M.R.D.C.T. N14°45'49"W 2.58 S75°14'11"W 11.17 VOL. 3, PG. 523 M.R.D.C.T. LEGEND DEED RECORDS DALLAS COUNTY, TEXAS D.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS M.R.D.C.T. VOLUME VOL. PAGE PG. SQUARE FEET SQ.FT. FOUND MONUMENT POINT FOR CORNER 0 CENTERLINE =CERTIFICATION = This is to certify that this map or plat and the survey on which it is based was field verified. The field work was completed on 09/04/2024. Dated this 10 day of July, 2025. Sambatek Inc. TPBPLS FIRM #10194760 London E. Ryon Texas RPLS License No. 6212 Irvon@sambatek.com 20 10 SURVEY NOTES = 1. The bearing system is based on the Texas State Plane Coordinate System, **SCALE** IN FEET NAD83 (2011 Adjust), Zone 4202. (FOR SPRG USE ONLY) 2. Drawing based on field work completed on 9/04/2024 and 8/27/2024 REVIEWED BY 1/4/2025 DATE: PAGE 2 OF 2 6779 SPRG No.

LICENSE AGREEMENT PART OF CANTON STREET ADJACENT TO CITY BLOCK 4/186 THE BOMB FACTORY ADDITION JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING 318-SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING PART OF CANTON STREET (A 80-FOOT RIGHT-OF-WAY) PARTIALLY DEDICATED BY THE CROWDUS & AKARD'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS ACCORDING TO VOLUME 3, PAGE 523 MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.) ADJACENT TO LOT 10A, BLOCK 4/186 OF THE BOMB FACTORY ADDITION, AN ADDITION TO CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO INSTRUMENT NUMBER 200101452629 D.R.D.C.T.:

COMMENCING AT THE BUILDING CORNER FOUND AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF CROWDUS STREET (A 50-FOOT RIGHT-OF-WAY) AND THE NORTHWESTERLY RIGHT-OF-WAY OF SAID CANTON STREET FOR THE EAST CORNER OF LOT 10A;

THENCE SOUTH 75 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.27 FEET TO POINT OF BEGINNING;

THENCE SOUTH 08 DEGREE 43 MINUTES 29 SECONDS EAST, DEPARTING SAID NORTHWESTERLY LINE, A DISTANCE OF 5.09 FEET TO A POINT FOR CORNER;

THENCE SOUTH 75 DEGREE 17 MINUTES 58 SECONDS WEST, A DISTANCE OF 62.79 FEET TO A POINT FOR CORNER;

THENCE NORTH 13 DEGREE 06 MINUTES 52 SECONDS WEST, A DISTANCE OF 5.04 FEET TO A POINT FOR CORNER ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 10A, SAME BEING THE EAST CORNER OF LOT 9, BLOCK 4/186 OF SAID CROWDUS & AKARD'S ADDITION BEARS SOUTH 75 DEGREES 16 MINUTES 10 SECONDS WEST, A DISTANCE OF 280.99 FEET;

THENCE NORTH 75 DEGREE 16 MINUTES 10 SECONDS EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 63.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 318-SQUARE FEET OR 0.0073-ACRES OF LAND MORE OR LESS.

=CERTIFICATION ==

This is to certify that this map or plat and the survey on which it is based was field verified. The field work was completed on 02/18/2025.

Dated this 25 day of February, 2025.

Sambatek, Inc. TP8PLS FIRM #10194760

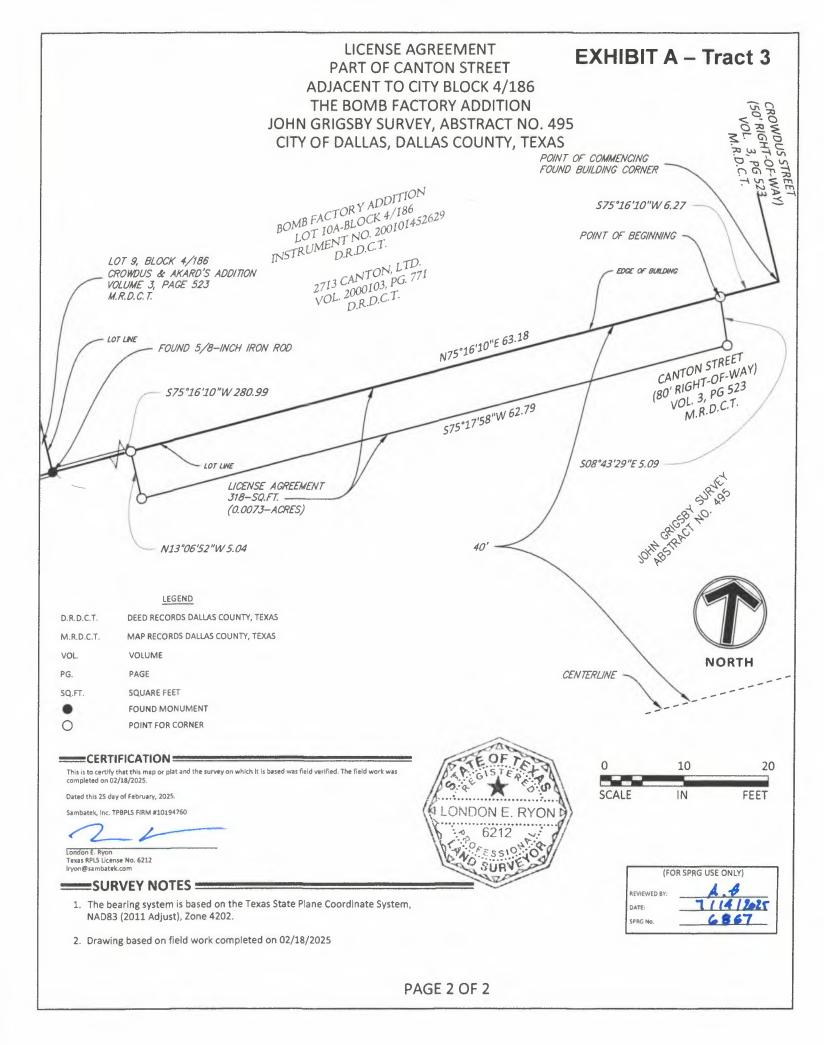
London E. Ryon Texas RPLS License No. 6212 irvon@sambatek.com

=SURVEY NOTES =

 The bearing system is based on the Texas State Plane Coordinate System, NAD83 (2011 Adjust), Zone 4202.

2. Drawing based on field work completed on 02/18/2025







Canopy (2) without lettering – 121 sqft