

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
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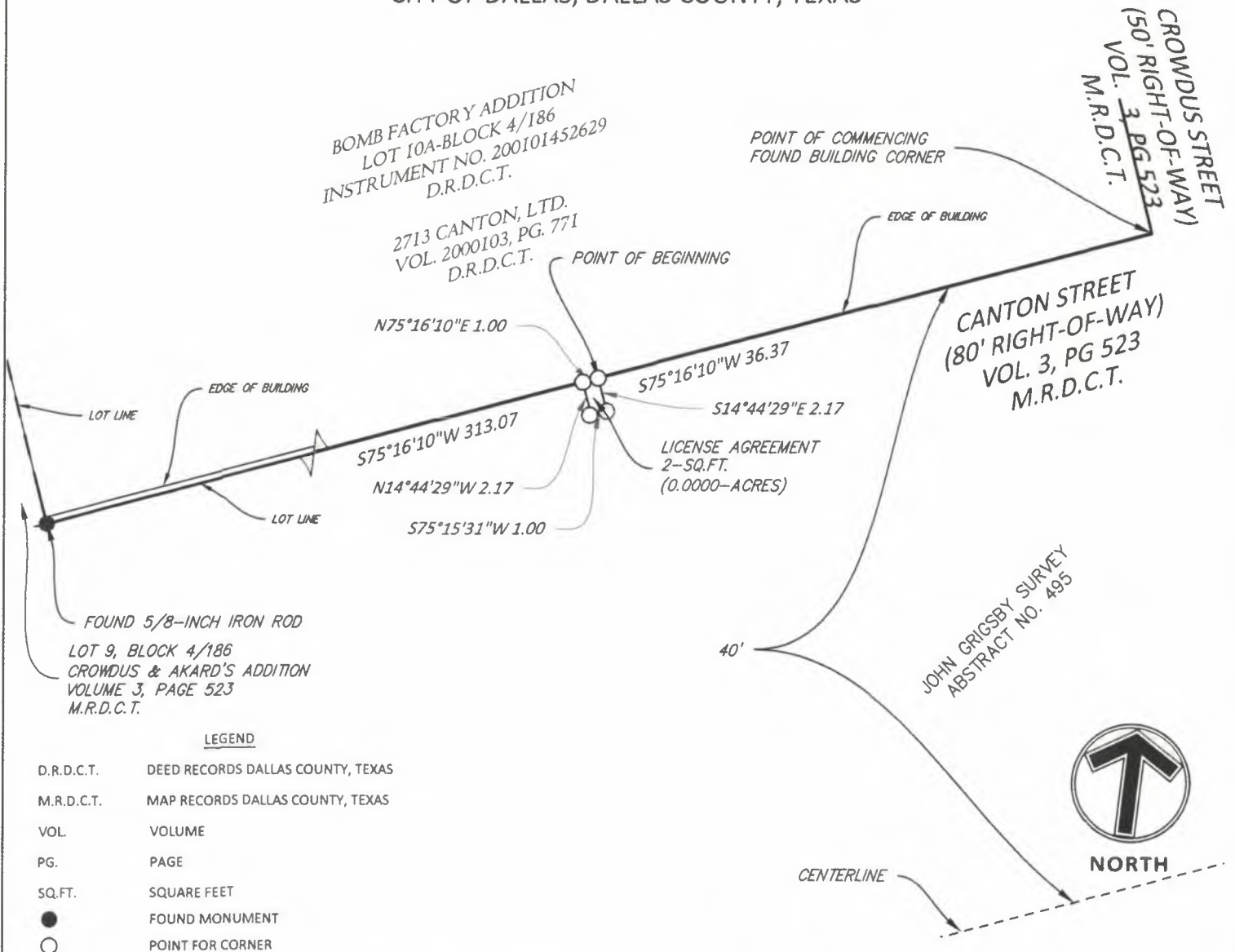
REVIEWED BY: A.G.
DATE: 7/14/2025
SPRG No. 6778

SURVEY NOTES

1. 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

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

EXHIBIT A – Tract 1



LEGEND

D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
SQ.FT.	SQUARE FEET
●	FOUND MONUMENT
○	POINT FOR CORNER

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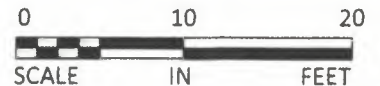
Dated this 10 day of July, 2025.

Sambatek, Inc. TPBPLS FIRM #10194760

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SURVEY NOTES

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REVIEWED BY:	A.G.
DATE:	7/14/2025
SPRG No.	6778

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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

EXHIBIT A – Tract 2

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. TP8PLS FIRM #10194760



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SURVEY NOTES

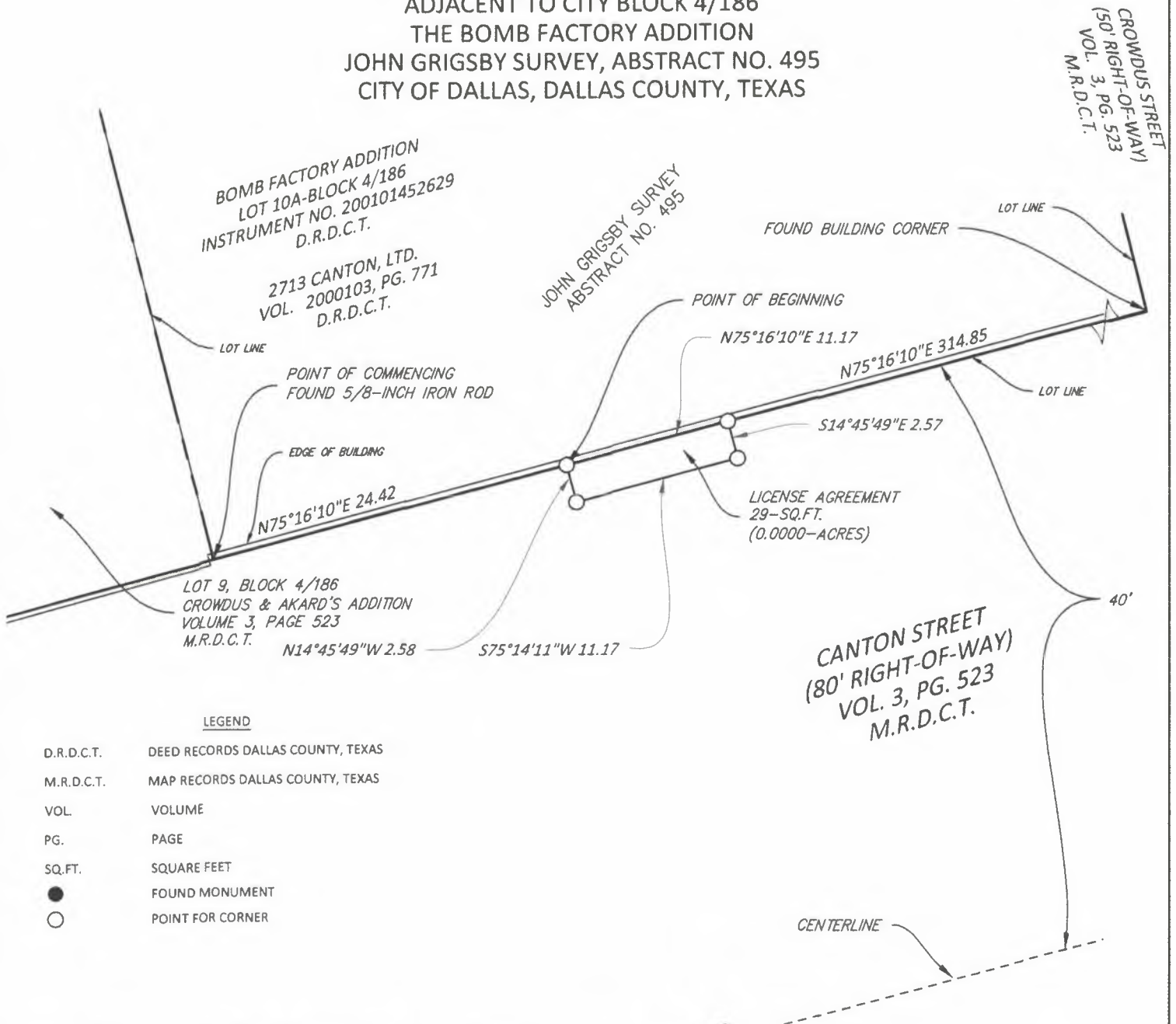
1. The bearing system is based on the Texas State Plane Coordinate System, NAD83 (2011 Adjust), Zone 4202.
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(FOR SPRG USE ONLY)

REVIEWED BY: A. G.
DATE: 7/19/2025
SPRG No. 6779

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

EXHIBIT A – Tract 2



LEGEND

D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
SQ.FT.	SQUARE FEET
●	FOUND MONUMENT
○	POINT FOR CORNER

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Sambatek, Inc. TPBPLS FIRM #10194760

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NORTH



SURVEY NOTES

- The bearing system is based on the Texas State Plane Coordinate System, NAD83 (2011 Adjust), Zone 4202.
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THE BOMB FACTORY ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A – Tract 3

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. :

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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
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REVIEWED BY: A.S.

DATE: 7/14/2025

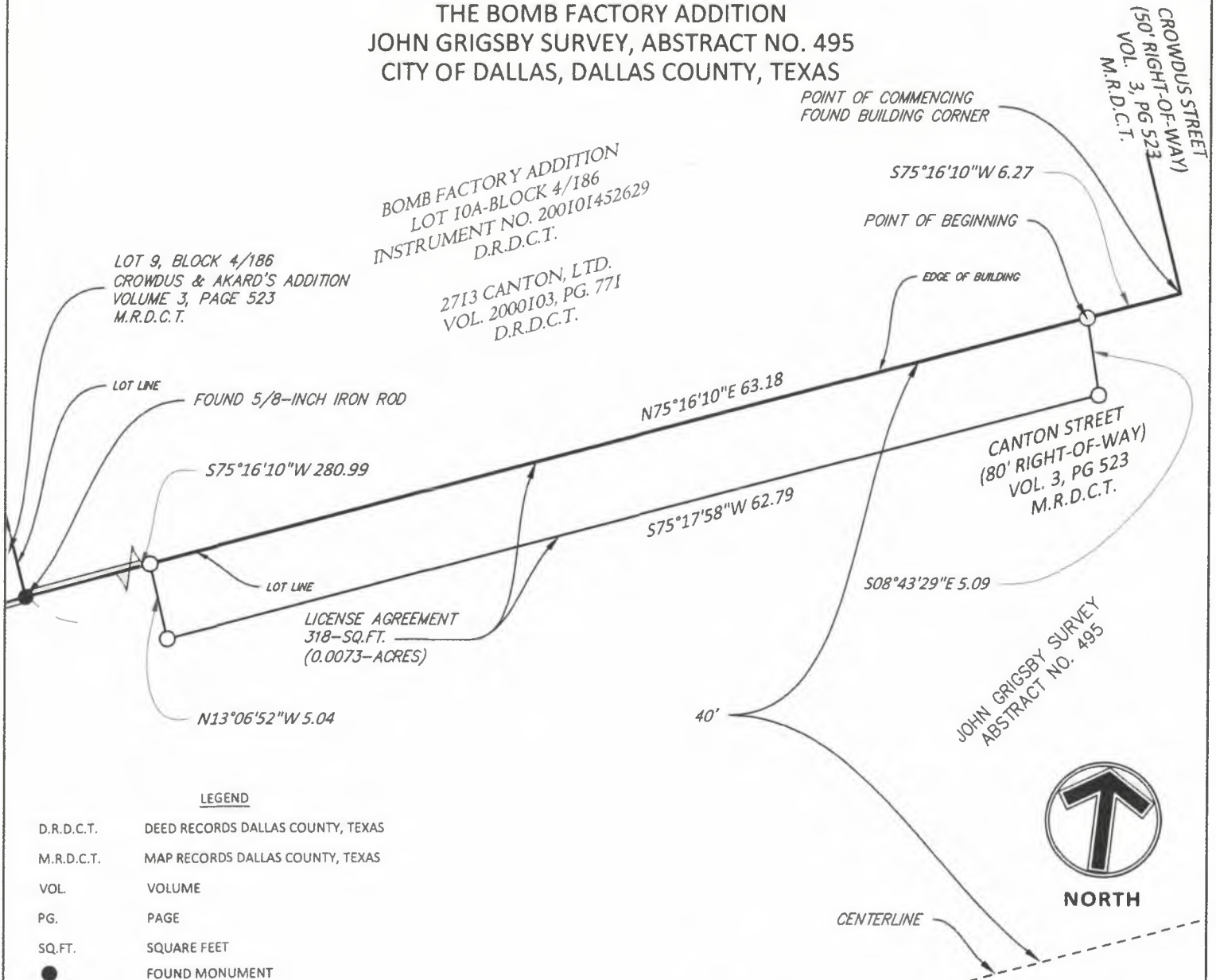
SPRG No. 6867

SURVEY NOTES

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EXHIBIT A – Tract 3



LEGEND

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M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
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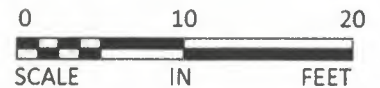
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REVIEWED BY:	<u>A.B.</u>
DATE:	<u>7/14/2025</u>
SPRG No.	<u>6867</u>

EXHIBIT A – Tract 4



Canopy (2) without lettering – 121 sqft