

Exhibit A

SUBSURFACE LICENSE AGREEMENT

Bookhout Street
Adjacent to Block 2/933
Between the Elevations of 476.25 Feet and 448.25 Feet Mean Sea Level
Or Between 0.00 Feet and 28.00 Feet Below Surface Grade
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 453 square foot (0.010 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; said tract being part of the right-of-way of Bookhout Street (a 53-foot wide right-of-way recorded in Volume 141, Page 82 and in Volume 96232, Page 891 of the Deed Records of Dallas County, Texas); said tract adjoins the southwest line of Lot 1D, Block 2/933, Cedar/Maple Addition, Second Revision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000005, Page 76 of said Deed Records and the southwest line of that certain tract of land described in Special Warranty Deed to GPI CEDAR MAPLE, LP recorded in Instrument No. 201200066321 in the Official Public Records of Dallas County, Texas, and being between the elevations of 476.25 feet and 448.25 feet mean sea level or between 0.00 feet and 28.00 feet below surface grade; said 453 square foot (0.010 acre) tract being more particularly described as follows (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.);

COMMENCING, at a 1/2-inch iron rod found in the northeast line of said Bookhout Street; said point being the westernmost corner of said Lot 1D and the southernmost corner of Lot 1C of said Block 2/933, Cedar/Maple Addition;

THENCE, South 45 degrees, 50 minutes, 23 seconds East, along the said northeast line of Bookhout Street, the said southwest line of Lot 1D and the said southwest line of the GPI Cedar Maple tract, a distance of 62.92 feet to a point for corner at the **POINT OF BEGINNING**;

THENCE, South 45 degrees, 50 minutes, 23 seconds East, continuing along the said northeast line of Bookhout Street, the said southwest line of Lot 1D and the said southwest line of the GPI Cedar Maple tract, a distance of 83.66 feet to a point for corner;

THENCE, departing said northeast line of said Bookhout Street, the said southwest line of Lot 1D and the said southwest line of the GPI Cedar Maple tract, and into, over and through said right-of-way of Bookhout Street, the following three (3) calls:

South 44 degrees, 09 minutes, 40 seconds West, a distance of 5.42 feet to a point for corner;
North 45 degrees, 50 minutes, 23 seconds West, a distance of 83.66 feet to a point for corner;
North 44 degrees, 09 minutes, 40 seconds East, a distance of 5.42 feet to the **POINT OF BEGINNING**;

CONTAINING, 453 square feet or 0.010 acres of land, more or less.
(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 license agreement tract described.


03/01/2022
Jonathan E. Cooper Date
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000
3482-19.159EX6.doc dmg



(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>3-10-22</u>
SPRG NO:	<u>5833</u>

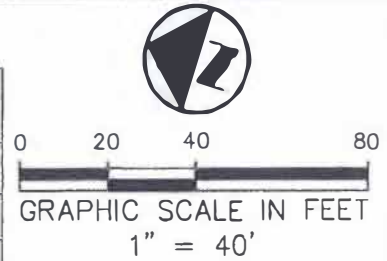
Exhibit A

LEGEND

- PROPERTY LINE
- LICENSE AGREEMENT LINE
- EXISTING EASEMENT LINE
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- C.M. - CONTROLLING MONUMENT
- D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL. - VOLUME
- PG. - PAGE
- INST. NO. - INSTRUMENT NUMBER
- SF - SQUARE FOOT

LINE TABLE

LINE	BEARING	LENGTH
L1	S 44°09'40" W	5.42'
L2	N 44°09'40" E	5.42'



LOT 1D, BLOCK 2/933
CEDAR/MAPLE ADDITION
SECOND REVISION
(VOL. 2000005, PG. 76)
(D.R.D.C.T.)
GPI CEDAR MAPLE, LP
(INST. NO. 201200066321)
(O.P.R.D.C.T.)

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

115' ROADWAY EASEMENT
(VOL. 83097, PG. 1480,
D.R.D.C.T.)
(ABANDONMENT AUTHORIZED
BY ORDINANCE NO. 31987)

SUBSURFACE LICENSE
AGREEMENT TRACT
453 SF (0.010 ACRES)
BETWEEN THE ELEVATIONS OF
476.25 FEET AND 448.25 FEET
MEAN SEA LEVEL OR BETWEEN
0.00 FEET AND 28 FEET BELOW
SURFACE GRADE

3' ROADWAY EASEMENT
(VOL. 88017, PG. 516, D.R.D.C.T.)
(ABANDONMENT AUTHORIZED BY ORDINANCE NO. 31987)

10' WASTEWATER EASEMENT
(VOL. 2000005, PG. 76)
(D.R.D.C.T.)

204.36'
8.60'
5/8-INCH IRON
ROD FOUND
W/YELLOW CAP (C.M.)

LOT 1C, BLOCK 2/933
CEDAR/MAPLE ADDITION
SECOND REVISION
(VOL. 2000005, PG. 76)
(D.R.D.C.T.)

POINT OF
BEGINNING

BOOKHOUT STREET
(VOL. 141, PG. 82, VOL. 96232, PG. 891, D.R.D.C.T.)

POINT OF
COMMENCING
1/2-INCH IRON
ROD FOUND
(C.M.)

10' UTILITY
EASEMENT
(VOL. 2003090,
PG. 14691)
(D.R.D.C.T.)

15' x 20' ELECTRICAL
EASEMENT
(VOL. 2004118, PG. 42)
(O.P.R.D.C.T.)


15' x 30' WATER EASEMENT
(VOL. 2004118, PG. 42)
(O.P.R.D.C.T.)

LOT 1A, BLOCK H/938
CRESCENT WEST
(VOL. 2004118, PG. 42)
(O.P.R.D.C.T.)

(For SPRG use only)

Reviewed By: GS
Date: 3-10-22
SPRG NO: 5833

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.


Jonathan E. Cooper
Registered Professional
Land Surveyor No. 5369
Date: 03/01/2022



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.

SUBSURFACE LICENSE AGREEMENT

BOOKHOUT STREET
ADJACENT TO BLOCK 2/933
BETWEEN THE ELEVATIONS OF 476.25 FEET AND 448.25 FEET MEAN SEA LEVEL OR BETWEEN 0.00 FEET AND 28.00 FEET BELOW SURFACE GRADE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 2 OF 2

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75251 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY DMG	CHECKED BY JEC	SCALE 1"=40'	DATE JANUARY 2022	JOB NUMBER 3482-19.159
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