

**DESCRIPTION****Exhibit A**

**BEING** a 2 square foot (0.00005 acres) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being adjacent to City of Dallas Block 13/191 and being a part of Commerce Street (a called 80' Public right-of-way) according to the plat recorded in Volume W, Page 625, Deed Records of Dallas County, Texas, transcribed in Volume 3, Page 523, Map Records of Dallas County, Texas, being more particularly described as follows:

**COMMENCING** at a 60D nail found at the west corner of Lot 1A, Block 13/191, Commerce Malcolm Addition an addition to the City of Dallas according to the plat recorded in Instrument No. 202100054504, Official Public Records, Dallas County, Texas, the north corner of Lot 6, Block 13/191 of the said plat recorded in Volume, W, Page 625 of said Deed Records and being in the southeast right-of-way line of said Commerce Street;

**THENCE** with said southeast right-of-way line of Commerce Street and said northwest line of Lot 1A and northwest line of Estate in Expectancy recorded in said Instrument No. 202100054504, of said Official Public Records, North 76°09'08" East, passing the west corner of a corner clip at the intersection of said southeast right-of-way line of Commerce Street and the southwest right-of-way line of Malcolm X Boulevard (a called 60' Public right-of-way) according to the said plat recorded in Volume W, Page 625, of said Deed Records at a distance of 230.15 feet, continuing in all a distance of 249.15 feet to the **POINT OF BEGINNING**;

**THENCE** departing said northwest line of Estate in Expectancy and over and across Commerce Street, the following courses and distances:

North 14°16'22" West, a distance of 2.00 feet to a point for corner;

North 76°09'08" East, a distance of 1.00 feet to a point for corner;

South 14°16'22" East, a distance of 2.00 feet to a point for the north corner of said Estate in Expectancy, from which the building corner found for the east corner of said Lot 1A bears South 14°16'22" East, a distance of 125.00 feet;

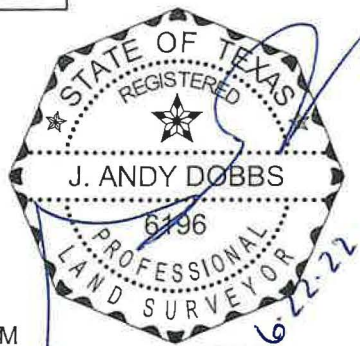
**THENCE** with said northwest line of said Estate in Expectancy, South 76°09'08" West, a distance of 1.00 feet to the **POINT OF BEGINNING** and containing 2 square feet of land.

Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JD  
Date: 6/24/2022  
SPRG NO: 6001

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM

**LICENSE AGREEMENT**

COMMERCE STREET  
ADJACENT TO CITY BLOCK 13/191  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240

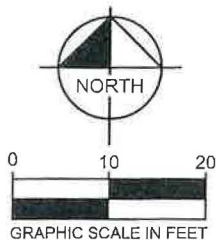
FIRM # 10115500

Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MGB	JAD	Apr. 2022	064599170	1 OF 3

# Exhibit A

LOT 10, BLOCK 14/479  
CROWDUS & AKARD'S ADDITION  
VOL. W, PG. 625  
D.R.D.C.T.  
VOL. 3, PG. 523 M.R.D.C.T.



## NOTES

Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

See Sheet 3 for Detail

## LEGEND

P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
MNF = MAG NAIL FOUND  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
C.M. = CONTROLLING MONUMENT

P.O.C.

60D NF  
(C.M.)

230.15'  
N76°09'08"E  
249.15'

LOT 6, BLOCK 13/191  
CROWDUS & AKARD'S  
ADDITION  
VOL. W, PG. 625  
D.R.D.C.T.  
VOL. 3, PG. 523  
M.R.D.C.T.

TRACTS 2, 3 & 4  
AP BLANTON DEEP ELLUM, LLC  
INST. NO. 201800152518  
O.P.R.D.C.T.

LOT 1A, BLOCK 13/191  
COMMERCE MALCOLM ADDITION  
INST. NO. 202100054504  
O.P.R.D.C.T.

COMMERCE STREET  
(A 80-FOOT PUBLIC RIGHT-OF-WAY)  
VOL. W, PG. 625, D.R.D.C.T.  
VOL. 3, PG. 523, M.R.D.C.T.

P.O.B.

SEE DETAIL

2 SQ. FT.  
0.00005 ACRES

ESTATE IN EXPECTANCY  
INST. NO. 202100054504  
O.P.R.D.C.T.

MALCOLM X BOULEVARD  
(60-FOOT PUBLIC RIGHT-OF-WAY)  
VOL. W, PG. 625, D.R.D.C.T.  
VOL. 3, PG. 523, M.R.D.C.T.

LOT 4A, BLOCK 17/196  
GUS'S DEEP ELLUM ADDITION  
INST. NO. 202000190371  
O.P.R.D.C.T.

STREET EASEMENT  
INST. NO. 202000190371  
O.P.R.D.C.T.

8' PEDESTRIAN ACCESS  
EASEMENT  
INST. NO. 202000190371  
O.P.R.D.C.T.

3/4" IRF

BUILDING  
CORNER  
(C.M.)

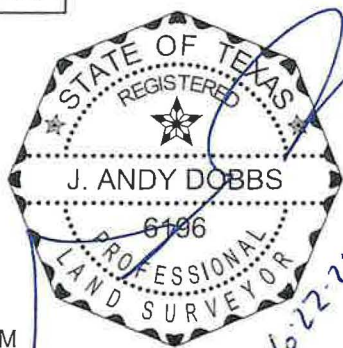
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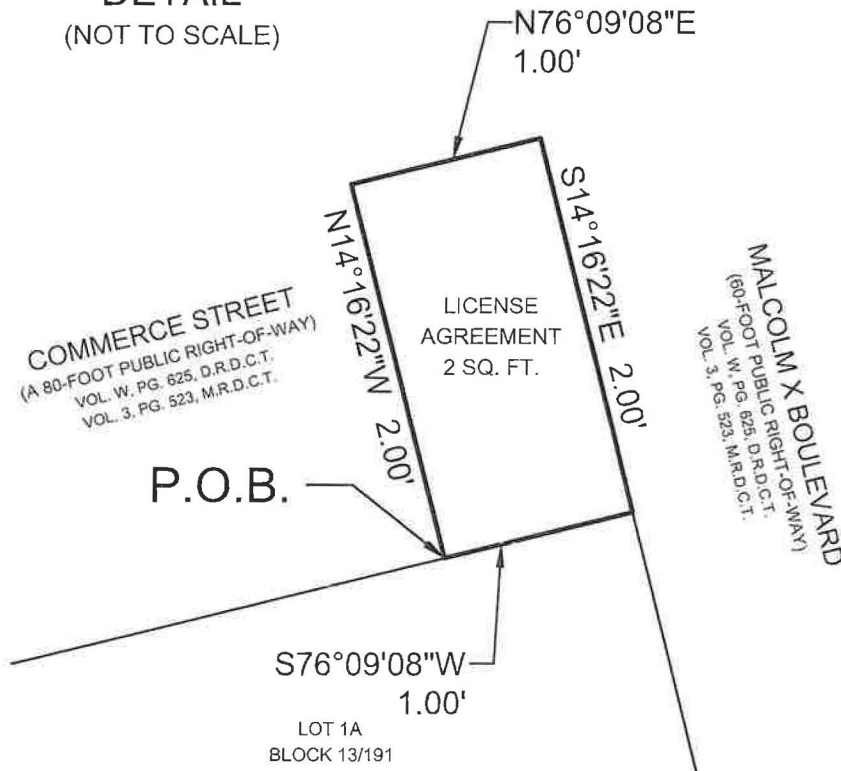
13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MBB	JAD	Apr. 2022	064599170	2 OF 3





DETAIL  
(NOT TO SCALE)



LEGEND

P.O.B. = POINT OF BEGINNING

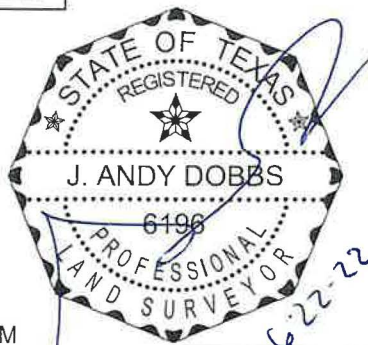
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