

## EXHIBIT A

**LICENSE AGREEMENT  
BEING PART OF TAYLOR STREET  
ADJACENT TO CITY OF DALLAS BLOCK 21/201  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 29 SQUARE FOOT (0.0006 ACRE) TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING PART OF TAYLOR STREET (FORMERLY PORTER STREET), AN 80 FOOT RIGHT-OF-WAY ACCORDING TO THE PLAT OF CROWDUS & AKARD ADDITION, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME W, PAGE 625, DEED RECORDS, DALLAS, COUNTY, TEXAS, TRANSCRIBED TO VOLUME 3, PAGE 523, MAP RECORDS, DALLAS COUNTY, TEXAS. SAID 29 SQUARE FOOT (0.0006 ACRE) TRACT WITH A REFERENCE BEARING BEING STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A MAG NAIL WITH SHINER STAMPED "JACOBS C&A ADD." SET FOR THE SOUTHWEST CORNER OF LOT 11A, BLOCK 21/201 OF RADICAL COMPUTING, AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN INSTRUMENT NUMBER 202100331249, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO RADICAL COMPUTING, INC. AS RECORDED BY SPECIAL WARRANTY DEED IN VOLUME 2004118, PAGE 4325, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING THE NORTHEAST INTERSECTION OF SAID TAYLOR STREET AND WALTON STREET, A 50 FOOT RIGHT-OF-WAY ACCORDING TO THE PLAT OF CROWDUS & AKARD ADDITION, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME W, PAGE 625, DEED RECORDS, DALLAS, COUNTY, TEXAS, TRANSCRIBED TO VOLUME 3, PAGE 523, MAP RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH A MAG NAIL WITH SHINER STAMPED "JACOBS C&A ADD." FOUND (CONTROLLING MONUMENT) (RECORD MONUMENT) BEARS NORTH 14 DEGREES 12 MINUTES 50 SECONDS WEST, A DISTANCE OF 120.51 FEET;

**THENCE**, NORTH 76 DEGREES 10 MINUTES 53 SECONDS EAST, COINCIDENT WITH THE COMMON LINE OF SAID LOT 11A, BLOCK 21/201, RADICAL COMPUTING, INC. TRACT, AND THE NORTH RIGHT-OF-WAY LINE OF SAID TAYLOR STREET, A DISTANCE OF 62.17 FEET TO THE **POINT OF BEGINNING**;

**THENCE**, CONTINUING ALONG SAID COMMON LINE, NORTH 76 DEGREES 10 MINUTES 53 SECONDS EAST, A DISTANCE OF 6.50 FEET TO A POINT FOR CORNER, FROM WHICH A MAG NAIL WITH SHINER STAMPED "JACOBS C&A ADD." FOUND (CONTROLLING MONUMENT) (RECORD MONUMENT) BEARS NORTH 76 DEGREES 10 MINUTES 53 SECONDS EAST, A DISTANCE OF 145.48 FEET;

(For SPRG use only)	
Reviewed by:	<u>G.S.</u>
Date:	<u>9-21-22</u>
SPRG No.	<u>6068</u>

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**LICENSE AGREEMENT  
BEING PART OF TAYLOR STREET  
ADJACENT TO CITY OF DALLAS BLOCK 21/201  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**THENCE**, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID TAYLOR STREET  
THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 13 DEGREES 49 MINUTES 07 SECONDS EAST, A DISTANCE OF 4.50 FEET  
TO A POINT FOR CORNER;

SOUTH 76 DEGREES 10 MINUTES 53 SECONDS WEST, A DISTANCE OF 6.50 FEET  
TO A POINT FOR CORNER;

NORTH 13 DEGREES 49 MINUTES 07 SECONDS WEST, A DISTANCE OF 4.50 FEET  
TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 29  
SQUARE FEET OR 0.0006 ACRES OF LAND.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY  
DESCRIPTION.



Mark E. Keeton, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6790

August 24, 2022

**Jacobs**

1999 Bryan Street, Suite 1200  
Dallas, Texas 75201-3136  
Phone (214)-638-0145  
Fax (214)-638-0447  
TBPLS Firm # 10152300



(For SPRG use only)	
Reviewed by:	<u>G. J.</u>
Date:	<u>8-21-22</u>
SPRG No.	<u>6068</u>

# EXHIBIT A

LINE	BEARING	DISTANCE
L1	N76°10'53"E	6.50'
L2	S13°49'07"E	4.50'
L3	S76°10'53"W	6.50'
L4	N13°49'07"W	4.50'

RADICAL COMPUTING, INC.  
VOLUME 2004118, PAGE 4325  
O.P.R.D.C.T

LOT 11A, BLOCK 21/201  
RADICAL COMPUTING  
INSTRUMENT NUMBER  
202100331249  
O.P.R.D.C.T.

**LICENSE AGREEMENT**  
29 SQUARE FEET  
0.0006 ACRES

**POINT OF BEGINNING**

N76°10'53"E  
62.17'

**DIRECTIONAL CONTROL LINE**  
N76°10'53"E  
145.48'

MAG NAIL WITH SHINER  
STAMPED "JACOBS C&A ADD."  
FOUND (CM)(RM)



8-24-2022

(For SPRG use only)  
Reviewed by: G.S.  
Date: 9-21-22  
SPRG No. 6088

## LEGEND

- PROPERTY CORNER (DESCRIBED AS NOTED)
- (CM) CONTROLLING MONUMENT
- (RM) RECORD MONUMENT
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

REFERENCE BEARING BEING STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

PAGE

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DATE: 08/24/2022

SCALE: 1" = 30'

DRAWN BY: ATP

CHECKED BY: MEK

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BEING PART OF TAYLOR STREET  
ADJACENT TO CITY OF DALLAS  
BLOCK 21/201  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

# Jacobs

1999 BRYAN STREET, SUITE 1200  
DALLAS, TEXAS 75201-3136  
PHONE (214)638-0145 FAX (214)638-0447  
TBPLS FIRM REGISTRATION NO. 10152300

Drawing: J:\JOB\65FTV102 320 S Walton Cuban Property Dallas\713 Survey\713.5 Easement\65FTV102EX02\65FTV102EX02.dwg Saved By: KeetonME Save Time: 8/23/2022 4:49 PM