

**LICENSE AGREEMENT**  
**Part of Cesar Chavez Boulevard**  
**Adjacent to City Block 149**  
**City of Dallas, Dallas County, Texas**  
**John Grigsby Survey, Abstract 495**

**DESCRIPTION**

BEING a 1,020 square foot tract or parcel of land situated in the JOHN GRIGSBY SURVEY, Abstract 495 and located within the public right-of-way of Cesar Chavez Boulevard (a 60-foot wide public right-of-way per City Ordinance Book 1-A, Years 1873-1882, Page 133 and formerly known as North Central Expressway) adjacent to and west of Lot 1-A, City Block 149, Resubdivision of Lots 1, thru 25, BURFORD-WILLIAMS-STEMMONS ADDITION, an Addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 82180, Page 2667, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a buiding corner at the northwest corner of said Lot 1-A located at the intersection of the south right-of-way line of Elm Street (a 60-foot wide public right-of-way per City Ordinance Book 1-A, Years 1873-1882, Page 133) with the east right-of-way line of said Cesar Chavez Boulevard, (a 60-foot wide public right-of-way per City Ordinance Book 1-A, Years 1873-1882, Page 138);

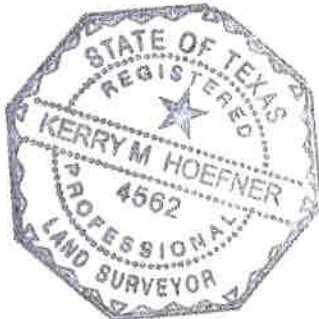
THENCE South 15 degrees 00 minutes 41 seconds East, along said east right-of-way line and the west line of said Lot 1-A, a distance of 100.00 feet to a point;

THENCE South 74 degrees 59 minutes 19 seconds West, departing said west right-of-way line over and across a portion of said Cesar Chavez Boulevard, a distance of 10.20 feet to a point located at the back of a concrete curb;

THENCE North 15 degrees 00 minutes 41 seconds West, parallel with and 10.20 feet westerly of the west line of said Lot 1-A, distance of 100.00 feet to a point;

THENCE North 74 degrees 59 minutes 19 seconds East, a distance of 10.20 feet to the Point of Beginning and containing 1,020 square feet of land.

BASIS OF BEARING: City Block 22/137 using found monumentation along north ROW of Main Street (marked "CM") (record bearing: N 76°00'00" E) as field-verified by autonomous GPS observation, Texas North Central zone 4202, NAD83, adjustment realization 2011.



*Kerry M. Hoefner*  
 15 NOV, 2019

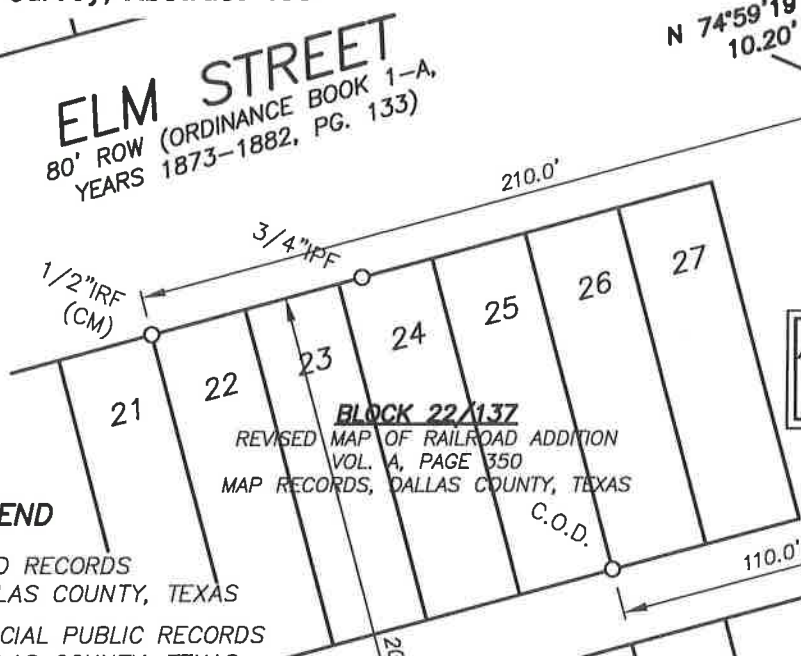
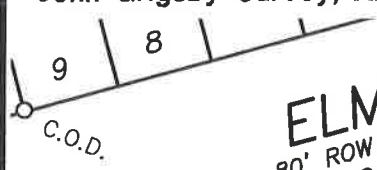
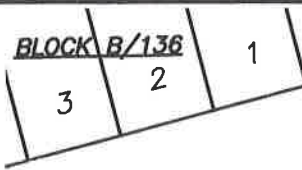
Reviewed by	<u>JL</u>
Date:	<u>11-20-19</u>
SPRG No.	<u>5010</u>

SHEET 1 OF 2

<b>JDJR</b>	PREPARED BY: <b>ENGINEERS AND CONSULTANTS, INC.</b>
	TBPLS Firm No. 100358-00
<b>ENGINEERS • LAND PLANNERS • SURVEYORS</b> 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-5357 Fax 972-252-8958	

JDJR PROJECT NO. 1234-3-18

**LICENSE AGREEMENT**  
Part of Cesar Chavez Boulevard  
Adjacent to City Block 149  
City of Dallas, Dallas County, Texas  
John Grigsby Survey, Abstract 495



LICENSE AGREEMENT  
(1,020 Square Feet)

Point of Beginning  
RESUBDIVISION  
OF LOTS 1 THRU 25  
BURFORD-WILLIAMS-STEMMONS  
ADDITION  
VOL. 82180, PG. 2667  
D.R.D.C.T.

2201 MAIN, LLC  
(INST. NO. 201200383819)  
O.P.R.D.C.T.

**BLOCK 149**  
Lot 1-A

- LEGEND**
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
  - INST. COUNTY CLERK'S INSTRUMENT NUMBER
  - CM CONTROLLING MONUMENT
  - VOL.PG. VOLUME PAGE
  - C.O.D. MAG NAIL WITH CITY OF DALLAS WASHER
  - IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - XCF "X" CUT FOUND
  - ROW RIGHT-OF-WAY
  - BLDG. COR. BUILDING CORNER

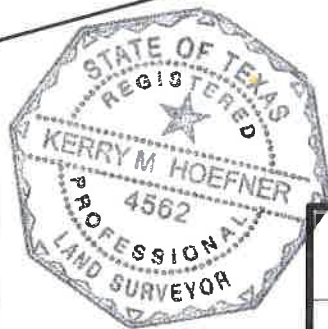
JOHN GRIGSBY SURVEY  
ABSTRACT 495

**MAIN STREET**  
79.5' ROW (ORDINANCE BOOK 1-A, YEARS 1873-1882, PG. 133)

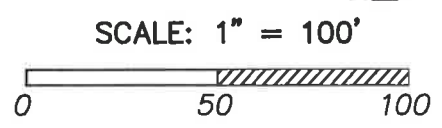
**CESAR CHAVEZ BOULEVARD**  
[FORMERLY KNOWN AS NORTH CENTRAL EXPRESSWAY]  
60' ROW (ORDINANCE BOOK 1-A, YEARS 1873-1882, PG. 138)

BASIS OF BEARING: City Block 22/137 using found monumentation along north ROW of Main Street (marked "CM") (record bearing: N 76°00'00" E) as field verified by autonomous GPS observation, Texas North Central zone 4202, NAD83, adjustment realization 2011.

*Kerry M Hoefner*  
15 NOV, 2019



Reviewed by JL  
Date: 11-20-19  
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SHEET 2 OF 2

**JDJR**  
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