

LICENSE AGREEMENT

Part of Griffin Street

Adjacent to City of Dallas Block 53

John Grigsby Survey, Abstract No. 495 City of Dallas, Dallas County, Texas

PROPERTY DESCRIPTION

BEING a 0.001 acre (50 square foot) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, same being adjacent to City Block 53 and being part of Griffin Street (a 92 foot public right-of-way) recorded in Volume 5512, Page 28, Volume 5514, Page 282 & Volume 5564, Page 27 Deed Records, Dallas County, Texas, same also being adjacent to the land conveyed to TOG Hotels Downtown Dallas LLC by deed recorded in Instrument No. 20070220513 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

COMMENCING at an existing building corner in the southeast line of Pacific Avenue (a variable width public right-of-way) Original Town of Dallas patent recorded in Volume D, Page 214 Map Records, Dallas County, Texas and City of Dallas Ordinance Book 1-A, Page 131-146, said corner being the intersection of the northeast line of Poydras Street, abandoned by City of Dallas Ordinance No. 9404 and said southeast line of Pacific Avenue, said corner also being the northernmost northwest corner of said TOG Hotels Downtown Dallas tract;

THENCE North 76°00'00" East, along said southeast line of Pacific Avenue, a distance of 98.36 feet to the intersection with the southwest line of Griffin Street (a 92 foot public right-of-way) recorded in Volume 5512, Page 28; Volume 5514, Page 282 and Volume 5564, Page 27 Map Records, Dallas County, Texas;

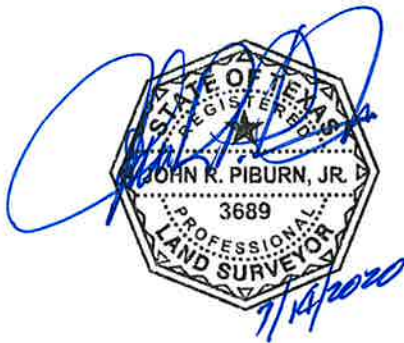
THENCE South 14°15'00" East, along said southwest line of Griffin Street, a distance of 167.54 feet to an "x" cut in concrete set for corner and the POINT OF BEGINNING, said "x" being North 76°00'00" East a distance of 205.26 feet and North 14°15'00" West a distance of 12.46 feet from the south corner of a tract of land conveyed to TOG Hotels Downtown Dallas LLC by deed recorded in Instrument No. 201500337673 O.P.R.D.C.T., from which an "x" cut in concrete found bears South 59°24'09" West a distance of 0.36 feet;

THENCE North 75°45'00" East, departing said southwest line of Griffin Street and traveling over and across said Griffin Street, for a distance of 10.00 feet to an "x" cut in concrete set corner;

THENCE South 14°15'00" East a distance of 5.00 feet to an "x" cut in concrete set corner;

THENCE South 75°45'00" West a distance of 10.00 feet to an "x" cut in concrete set corner;

THENCE North 14°15'00" West, along said southwest line, for a distance of 5.00 feet to the POINT OF BEGINNING and containing 0.001 acres, or 50 square feet of land, more or less.



NOTES:

cm = controlling monument
 M.R.D.C.T. = Map Records, Dallas County, Texas
 O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
 P.O.B. = Point of Beginning
 P.O.C. = Point of Commencing
 "x" fnd = "x" cut in concrete found for corner
 "x" set = "x" cut in concrete set for corner

Bearings are based on the westerly line of Griffin Street (South 14°15'00" East) as described in deed to TOG Hotels Downtown Dallas LLC, recorded as Instrument No. 20070220513 Official Public Records, Dallas County, Texas.

(For SPRG use only)

Reviewed By: JD
 Date: 7/15/2020
 SPRG NO.: 5244



801 East Campbell Road - Suite 575
 Richardson, Texas 75081
 Ph: 214.328.3500 Fax: 214.328.3512
 email@piburncompany.com

LICENSE AGREEMENT

Part of Griffin Street

Adjacent to City of Dallas Block 53

John Grigsby Survey, Abstract No. 495 City of Dallas, Dallas County, Texas

EXHIBIT A-TRACT 1

PACIFIC AVENUE

variable public R.O.W.
Original Town of Dallas
patent recorded Vol D, Page 214
and City of Dallas Ordinance 1-A, Page 131-146

P.O.C.
building
corner
c.m.

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

part of
City Block 53
Original Town of Dallas
Volume D, Page 214
Deed Records, Dallas County, Texas

TOG HOTELS DOWNTOWN DALLAS LLC
1015 Elm Street
Inst No. 20070220513
O.P.R.D.C.T.

abandoned Poydras Street
Ordinance No. 9404

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 75°45'00" E	10.00'
L2	S 14°15'00" E	5.00'
L3	S 75°45'00" W	10.00'
L4	N 14°15'00" W	5.00'

P.O.B.
"x" set

0 10 20 30 45 feet

SCALE: 1" = 30'

CRIFIN STREET
92' public right-of-way
Vol 5512, Pg 28, Vol 5514, Pg 282
& Vol 5564, Pg 27 M.R.D.C.T.

4' Sidewalk Easement (Vol 5564, Pg 31 M.R.D.C.T.)
S14°15'00"E 167.54'

ELM STREET

80' public right-of-way
Original Town of Dallas
patent recorded Vol D, Page 214
and City of Dallas Ordinance 1-A, Page 131-146

LICENSE AGREEMENT
50 square feet
0.001 acres



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P.O.C. = Point of Commencing
"x" fnd = "x" cut in concrete found for corner
"x" set = "x" cut in concrete set for corner

Bearings are based on the westerly line of Griffin Street (South, 14°15'00" East) as described in deed to TOG Hotels Downtown Dallas LLC, recorded as Instrument No. 20070220513 Official Public Records, Dallas County, Texas.

July 14, 2020
Project No. 19036

sheet 2 of 2



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LICENSE AGREEMENT

Part of Elm Street

Adjacent to City of Dallas Block 53

John Grigsby Survey, Abstract No. 495 City of Dallas, Dallas County, Texas

EXHIBIT A-TRACT 2

PROPERTY DESCRIPTION

BEING a 0.001 acre (50 square foot) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, same being adjacent to City Block 53 and being part of Elm Street (an 80 foot public right-of-way) Original Town of Dallas patent recorded in Volume D, Page 214 Map Records, Dallas County, Texas and City of Dallas Ordinance Book 1-A, Page 131-146, same also being adjacent to the land conveyed to TOG Hotels Downtown Dallas LLC by deed recorded in Instrument No. 20070220513 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

COMMENCING at an existing building corner in the southeast line of Pacific Avenue (a variable width public right-of-way) Original Town of Dallas patent recorded in Volume D, Page 214 Map Records, Dallas County, Texas and City of Dallas Ordinance Book 1-A, Page 131-146, said corner being the intersection of the northeast line of Poydras Street, abandoned by City of Dallas Ordinance No. 9404 and said southeast line of Pacific Avenue, said corner also being the northernmost northwest corner of said TOG Hotels Downtown Dallas tract;

THENCE North 76°00'00" East, along said southeast line of Pacific Avenue, a distance of 98.36 feet to the intersection with the southwest line of Griffin Street (a 92 foot public right-of-way) recorded in Volume 5512, Page 28; Volume 5514, Page 282 and Volume 5564, Page 27 Map Records, Dallas County, Texas;

THENCE South 14°15'00" East, along said southwest line of Griffin Street, a distance of 180.00 feet to the northwest line of aforementioned Elm Street;

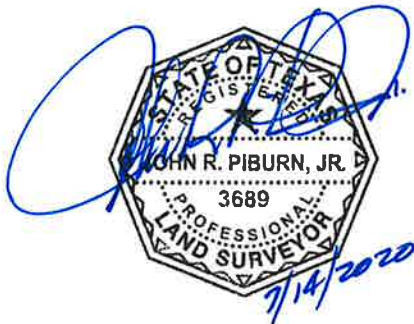
THENCE South 76°00'00" West, along said northwest line of Elm Street, a distance of 147.46 feet to an "x" cut in concrete set for corner and the POINT OF BEGINNING, said "x" being North 76°00'00" East a distance of 57.79 feet from the south corner of a tract of land conveyed to TOG Hotels Downtown Dallas LLC by deed recorded in Instrument No. 201500337673 O.P.R.D.C.T., from which an "x" cut in concrete found bears South 59°24'09" West a distance of 0.36 feet;

THENCE South 14°00'00" East, departing said northwest line and traveling over and across said Elm Street for a distance of 10.00 feet to an "x" cut in concrete set corner;

THENCE South 76°00'00" West a distance of 5.00 feet to an "x" cut in concrete set corner;

THENCE North 14°00'00" West a distance of 10.00 feet to an "x" cut in concrete set corner in the aforementioned northwest line;

THENCE North 76°00'00" East, along said northwest line for a distance of 5.00 feet to the POINT OF BEGINNING and containing 0.001 acres, or 50 square feet of land, more or less.



NOTES:

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"x" fnd = "x" cut in concrete found for corner
"x" set = "x" cut in concrete set for corner

Bearings are based on the westerly line of Griffin Street (South 14°15'00" East) as described in deed to TOG Hotels Downtown Dallas LLC, recorded as Instrument No. 20070220513 Official Public Records, Dallas County, Texas.

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LICENSE AGREEMENT

Part of Elm Street

Adjacent to City of Dallas Block 53

John Grigsby Survey, Abstract No. 495 City of Dallas, Dallas County, Texas

PACIFIC AVENUE
variable public R.O.W.
Original Town of Dallas
patent recorded Vol D, Page 214
and City of Dallas Ordinance Book 1-A, Page 131-146

P.O.C.
building
corner
c.m.

**JOHN GRIGSBY SURVEY
ABSTRACT NO. 495**

part of
City Block 53
Original Town of Dallas
Volume D, Page 214
Deed Records, Dallas County, Texas

TOG HOTELS DOWNTOWN DALLAS LLC
1015 Elm Street
Inst No. 20070220513
O.P.R.D.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 14°00'00" E	10.00'
L2	S 76°00'00" W	5.00'
L3	N 14°00'00" W	10.00'
L4	N 76°00'00" E	5.00'

P.O.B.
"x" set

ELM STREET
80' public right-of-way
Original Town of Dallas
patent recorded Vol D, Page 214
and City of Dallas Ordinance Book 1-A, Page 131-146

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**PIBURN &
COMPANY**

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