

Exhibit A

**LICENSE AGREEMENT
PART OF HARRY HINES BOULEVARD
ADJACENT TO CITY OF DALLAS BLOCK NUMBERS 6060 AND A/5758
IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52,
AND THE HIRAM BENNETT SURVEY, ABSTRACT NO. 83
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 1,945 square foot (0.0446 acre) tract of land situated in the Hiram Bennett Survey, Abstract No. 83, and the Miles Bennett Survey, Abstract No. 52, City of Dallas, Dallas County, Texas, adjacent to City of Dallas Block Numbers 6060 and A/5758, and being a part of Harry Hines Boulevard, including parts of those right-of-way deeds to the State of Texas recorded in Volume 2173, Page 276, and Volume 2173, Page 292, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a set 1/2-inch iron rod with a yellow plastic cap stamped "Halff" (a re-set of a destroyed corner originally set by Halff for survey dated 2/23/2010), at the east end of a 15.00 foot radial corner clip located at the intersection of the southeast line of Plantation Drive (a called 60-foot wide right-of-way as dedicated by deed recorded in Volume 2613, Page 593, D.R.D.C.T.), and the southwest line of Harry Hines Boulevard (a variable width right-of-way as dedicated by said deed recorded in Volume 2173, Page 292, D.R.D.C.T., and being the easterly most north corner of a tract of land described in deed to the Board of Regents of the University of Texas System, as recorded in Volume 96027, Page 4516, D.R.D.C.T.;

THENCE South 47 degrees 57 minutes 15 seconds East, along said southwest right-of-way line, a distance of 44.84 feet to the POINT OF BEGINNING of the herein described tract;

THENCE North 43 degrees 39 minutes 28 seconds East, departing said southwest right-of-way line and over and across said Harry Hines Boulevard, a distance of 194.53 feet to a point on the northeast right-of-way line of said Harry Hines Boulevard, being on the southwest line of a tract of land described in deed to the Board of Regents of the University of Texas System, as recorded in Instrument Number 20080251751, Official Public Records of Dallas County, Texas, and from which said point a found 1/2-inch iron rod for the west corner of said Board of Regents tract bears North 47 degrees 53 minutes 09 seconds West, a distance of 25.34 feet

THENCE South 47 degrees 53 minutes 09 seconds East, along said northeast right-of-way line, a distance of 10.00 feet to a point for corner;

THENCE South 43 degrees 39 minutes 28 seconds West, departing said northeast right-of-way line and over and across said Harry Hines Boulevard, a distance of 194.51 feet to a point on the aforementioned southwest right-of-way line of Harry Hines Boulevard, and northeast line of said Board of Regents tract recorded in Volume 96027, Page 4516, D.R.D.C.T.;

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>12-3-19</u>
SPRG NO.:	<u>5107</u>

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PART OF HARRY HINES BOULEVARD
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CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE North 47 degrees 57 minutes 15 seconds West, along said southwest right-of-way line, a distance of 10.00 feet to the POINT OF BEGINNING AND CONTAINING 1,945 square feet, or 0.0446 acres of land, more or less.

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

Andrew J. Shafer 11/25/2019
Andrew J. Shafer
Registered Professional Land Surveyor
Texas No. 5017
Halff Associates, Inc.
TBPLS Firm No. 10029600

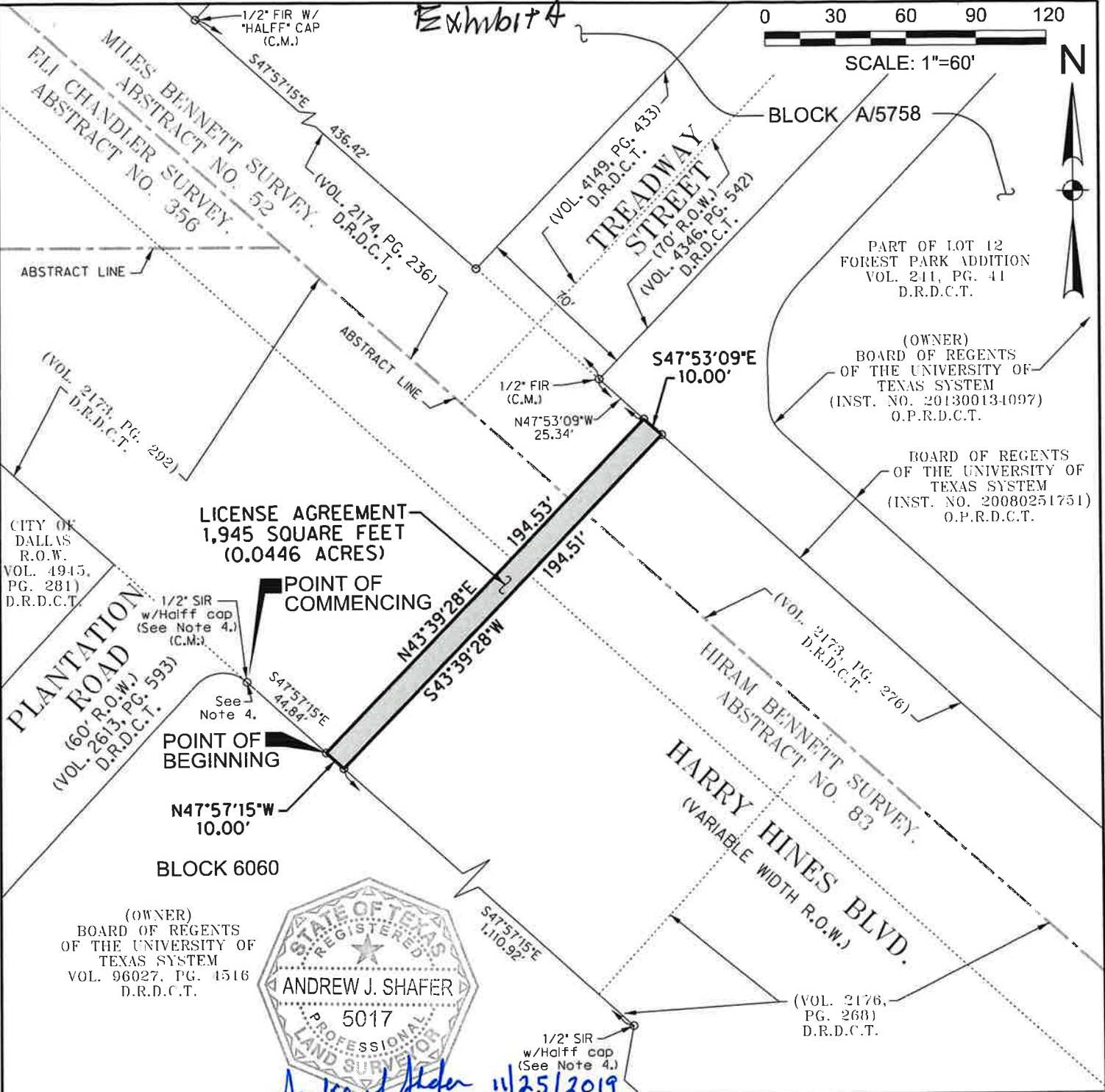


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Exhibit A

0 30 60 90 120

SCALE: 1"=60'



Andrew J. Shafer 11/25/2019

LEGEND

(C.M.)	CONTROL MONUMENT
1/2" FIR	ONE HALF INCH FOUND IRON ROD
1/2" SIR	ONE HALF INCH SET IRON ROD
w/Half cap	WITH YELLOW PLASTIC CAP
	STAMPED "HALFF"
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY

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NOTES:

1. Basis of Bearings is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011 Adjustment).
2. This exhibit was prepared with a metes and bounds description of even date.
3. This survey was prepared without the benefit of a title commitment.
4. Southwest line of Harry Hines is based on corners set for prior survey by Halff in March 2010. Corners were destroyed due to construction and have been re-set for this Agreement.

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 PART OF HARRY HINES BOULEVARD ADJACENT
 TO CITY OF DALLAS BLOCK NUMBERS A/5758 AND 6060
 MILES BENNETT SURVEY, ABSTRACT NO. 52
 HIRAM BENNETT SURVEY, ABSTRACT NO. 83
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

HALFF
 TBPE FIRM #F-312
 TBPLS FIRM NO. 10029600
 1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
 TELE. (214)346-6200 FAX (214)739-0095

DATE: NOV., 2019
 AV0.: 36600
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