

AERIAL LICENSE AGREEMENT
 PORTION OF 20' ALLEY, BLOCK 38/3158
 DALLAS LAND AND LOAN ADDITION NO. 2
 BETWEEN ELEVATIONS OF 518.00 AND 568.00 FEET
 ABOVE MEAN SEA LEVEL
 OR BETWEEN 1.00 FOOT AND 51.00 FEET
 ABOVE THE TOP OF THE PAVEMENT
 GEORGE L. LEONARD SURVEY ABSTRACT NO. 770
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

(REVISED)

STATE OF TEXAS
 COUNTIES OF DALLAS

Being a 700 square foot or 0.016 acre tract of land located in the George L. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas, being a portion of a 20 foot alley, in Block 38/3158, Dallas Land and Loan Addition No. 2, as recorded in Volume 106, Page 230, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows but only as to the portion of Aerial License Agreement between the elevations of 518.00 and 568.00 above mean sea level or between 1.00 foot and 51.00 feet above the top of pavement:

COMMENCING at a Mag Nail set with a 2 inch brass washer stamped "BISHOP HIGHLINE NO. 3-RPLS 3047" from which a 1/2" iron rod found (Controlling Monument) bears North 0 degrees 08 minutes 29 seconds West at 194.54 feet, said being in the east line of Madison Avenue (a 60 foot right-of-way), in Block 38/3158, Dallas Land and Loan Addition No. 2, as recorded in Volume 106, Page 230, Deed Records, Dallas County, Texas at the northwest corner of a 0.67 acre tract of land as described in a deed to UG Melba, LLC, as recorded in Instrument No. 201700315215, Official Public Records, Dallas County, Texas, same point being in the north line of said 20 foot alley, said point also being the southwest corner of Lot 20, Block 38/3158;

THENCE North 89 degrees 20 minutes 25 seconds East, along the south line of said Lot 20, Block 38/3158 and the north line of the said 20 foot alley, a distance of 24.00 feet to the POINT OF BEGINNING for the herein described tract;

THENCE North 89 degrees 20 minutes 25 seconds East, along the north line of said alley and the south line of the said 0.67 acre tract, a distance of 35.00 feet to a point, same being in the south line of Lot 19, of said block from which a 5/8 inch iron rod found (Controlling Monument) bears North 89 degrees 20 minutes 25 seconds East, a distance of 91.04 feet and North 01 degrees 08 minutes 29 seconds West, a distance of 194.54 feet;

THENCE South 00 degrees 39 minutes 35 seconds East, departing said north line and through said alley, a distance of 20.00 feet to a point in the north line of the a 0.45 acre tract of land as described in a deed to UG Melba, LLC, as recorded in Instrument No. 201700315215 of the said Official Public Records, same being in the north line of Lot 2, of said block;

THENCE South 89 degrees 20 minutes 25 seconds West, along the south line of said alley, a distance of 35.00 feet to a point in the north line of said 0.45 acre tract, same being in the north line of Lot 1, Block 38/3158;

THENCE North 00 degrees 39 minutes 35 seconds West, through said alley, a distance of 20.00 feet to the POINT OF BEGINNING and containing 700 square feet or 0.016 acres of computed land.

Basis of Bearing - The Basis of Bearing of this survey is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2002).

The plat hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, and the distance from the nearest intersection as indicated is as shown on said plat. There are no visible encroachments, conflicts, or protrusions except as shown.



William P. Price
 William P. Price

Registered Professional Land Surveyor No. 3047

11-14-19

(FOR S.P.R.G. use only)

REVIEWED BY: G.S.

DATE: 11-21-19

S.P.R.G. NO.: 4603



SURVEY GROUP
 SURVEYING * CONSULTING * MANAGEMENT
 TBPS No. 101733-00

1475 HERITAGE PARKWAY, SUITE 217
 MANSFIELD, TEXAS 76137

(817) 354-1445
 surveygroup@att.net

JOB NO.:

DATE: OCTOBER 8, 2019

SCALE: 1" = 40'

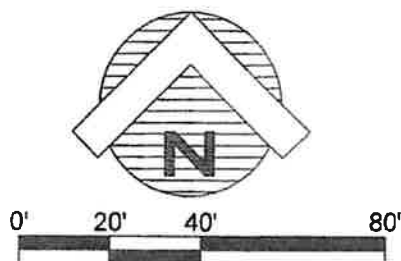
DRAWN BY: JRS

EXHIBIT A

PAGE 2 OF 2

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 GEORGE L. LEONARD SURVEY ABSTRACT NO. 770
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



SCALE: 1" = 40'

1/2" IRF
(CM)5/8" IRF
(CM)

UG MELBA, LLC
 INSTRUMENT NO. 201700315215
 O.P.R.D.C.T.

LOT 20

0.67 ACRES

LOT 18

LOTS 11-17
 BLOCK 38/3158

SOUTHWESTERN BELL
 VOLUME 2003185, PAGE 38
 D.R.D.C.T.

AERIAL LICENSE AGREEMENT
 (700 SQ. FT. OR 0.016 AC.)
 BETWEEN ELEVATIONS OF 518.00 AND 568.00
 FEET ABOVE MEAN SEA LEVEL
 OR BETWEEN 1.00 FOOT AND 51.00 FEET
 ABOVE THE TOP OF THE PAVEMENT

DALLAS LAND AND LOAN
 ADDITION NO. 2
 VOL. 106, PG. 230
 D.R.D.C.T.

GEORGE L. LEONARD SURVEY
 ABSTRACT NO. 770

N01°08'29"W
 194.54'

N89°20'25"E
 35.00'

N01°08'29"W
 194.54'

MAG NAIL
SET

P.O.B.

P.O.C.

MAG NAIL
DET

N00°39'35"W
 20.00'

N89°20'25"E
 91.04'

S00°39'35"E
 20.00'

20' ALLEY
 (VOL. 106, PG. 230)
 D.R.D.C.T.

CIRS

CIRS

MADISON AVENUE
 (60' R.O.W.)
 (VOL. 106, PG. 230)
 D.R.D.C.T.

LOT 1
 41' X 9.5 DALLAS POWER & LIGHT
 CORPORATION EASEMENT
 VOL. 37030, PG. 1712
 RELEASED BY
 INST. NO. 201800199538
 O.P.R.D.C.T.

0.45 ACRES

BLOCK 38/3158 LOT 3

LOT 4

LOT 2

DALLAS LAND AND LOAN
 ADDITION NO. 2
 VOL. 106, PG. 230
 D.R.D.C.T.

UG MELBA, LLC
 INSTRUMENT NO. 201700315215
 O.P.R.D.C.T.

NOTE:

1. IRF - IRON ROD FOUND
2. IRFC - IRON ROD FOUND WITH CAP
3. CIRS - CAPPED IRON ROD SET WITH 3 1/4" METAL CAP
STAMPED "BISHOP HIGHLINE NO. 3-RPLS 3047"
4. MAG NAIL SET-MAG NAIL W/2 INCH BRASS WASHER
STAMPED "BISHOP HIGHLINE NO. 3-RPLS 3047"
5. POC - POINT OF COMMENCING
6. POB - POINT OF BEGINNING
7. C.M. = CONTROLLING MONUMENT
8. VOL. - VOLUME
9. PG - PAGE
10. AC = ACRES
11. SQ. FT - SQUARE FEET
12. R.O.W. - RIGHT - OF - WAY
13. INST. NO. - INSTRUMENT NUMBER
14. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
15. D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS

BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE
 COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983(2002).

William P. Price

Registered Professional Land Surveyor No. 3047

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REVIEWED BY: G.S.DATE: 11-21-19S.P.R.G. NO.: **4603**

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