

AERIAL SPACE LICENSE AGREEMENT

Main Street and Harwood Street

Adjacent to City Block 107

Between the elevations of 480.27 feet and 492.27 feet, mean sea level,
Or between 18.00 feet and 30.00 feet above the pavement at building corner

John Grigsby Survey, Abstract No. 495

City of Dallas, Dallas County, Texas

Exhibit A

DESCRIPTION of a 27 square foot (0.0006 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and adjacent to Block 107, Official Block Numbers of the City of Dallas; said tract being adjacent to Block 107, James Bentley's Subdivision, an addition to the City of Dallas, Texas according to the plat recorded in Volume AA, Page 213 of the Deed Records of Dallas County, Texas and adjacent to that certain tract of land described in Special Warranty Deed to BIJOY, LLC recorded in Volume 2005171, Page 4175 of the Official Public Records of Dallas County, Texas; said tract also being between the elevations of 480.27 feet and 492.27 feet, mean sea level, or 18.00 feet and 30.00 feet above the pavement at building corner elevation, said 27 square foot (0.0006 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.):

BEGINNING, at the intersection of the northwest right-of-way line of Main Street (a variable width right-of-way, 79.5 feet by Ordinance Book 1-A, Page 133 of the City of Dallas Ordinance Books) and the southwest right-of-way line of Harwood Street (a variable width right-of-way, 50 feet by Ordinance Book 1-A, Page 133 of said Ordinance Books, said point being at the easternmost corner of said BIJOY tract;

THENCE, North 15 degrees, 02 minutes, 50 seconds West, departing the said northwest line of Main Street and along the said southwest line of Harwood Street and the northeast line of said BIJOY tract, a distance of 3.00 feet to a point for corner; from said point a mag nail in concrete found (controlling monument) bears North 15 degrees, 02 Minutes, 50 Seconds West, a distance of 90.60 feet, South 74 Degrees, 57 Minutes, 10 Seconds West, a distance of 1.00 feet and North 15 Degrees, 02 Minutes, 50 Seconds West, a distance of 7.10 feet;

THENCE, departing the said southwest line of Harwood Street and the said northeast line of the BIJOY tract and into and through the rights of way of said Harwood Street and said Main Street, the following four (4) calls:

North 74 degrees, 57 minutes, 10 seconds East, a distance of 3.00 feet to a point for corner;

South 15 degrees, 02 minutes, 50 seconds East, a distance of 6.00 feet to a point for corner;

South 74 degrees, 57 minutes, 10 seconds West, a distance of 6.00 feet to a point for corner;

(For SPRG use only)

Reviewed By: G.S.

Date: 8-23-18

SPRG NO: 4602

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North 15 degrees, 02 minutes, 50 seconds West, a distance of 3.00 feet to a point for corner in the said northwest line of Main Street and the southeast line of said BIJOY tract; from said point an "X" cut in concrete found (controlling monument) bears South 74 Degrees, 57 Minutes, 10 Seconds West, a distance of 46.10 feet, North 15 degrees, 02 Minutes, 50 Seconds West, a distance of 0.70 feet and South 74 Degrees, 57 Minutes, 10 Seconds West, a distance of 35.40 feet;

THENCE, North 74 degrees, 57 minutes, 10 seconds East, along the said northwest line of Main Street and the said southeast line of the BIJOY tract, a distance of 3.00 feet to the **POINT OF BEGINNING**;

CONTAINING, 27 square feet or 0.0006 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the Aerial Space License Agreement area described.


Michael C. Clover Date 06/29/2018
Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000
REVISED: 08/15/2018
REVISED: 08/16/2018



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