

AERIAL LICENSE AGREEMENT  
Part of Pacific Avenue  
Adjacent to City of Dallas Block 53  
City of Dallas, Dallas County, Texas

130847  
EXHIBIT A

28987

**BEING** a 360 square feet or (0.0083 acres) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, adjacent to City Block 53 and being part of Pacific Avenue as recorded at the City Secretary's Office in Ordinance Book 1-A, Page 131, (variable width public right-of-way) at a distance of 10.00 feet above the existing sidewalk and extending upward a distance of 210.00 feet; said tract being adjacent to that certain tract of land conveyed to TOG HOTELS DOWNTOWN DALLAS LLC by Special Warranty Deed with Vendors Lien, as recorded in Instrument Number 20070220513, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 0.0083 acre tract of land also being more particularly described by metes and bounds as follows:

**COMMENCING** at an "X" cut in concrete found at the intersection of the Southerly right-of-way line of said Pacific Avenue with the Westerly right-of-way line of North Griffin Street (92' public right-of-way);

**THENCE** South 76°00'00" West, along the Southerly right-of-way line of said Pacific Avenue, a distance of 8.94 feet to a building corner on the exterior face of a building on said Southerly right-of-way line of Pacific Avenue, same being the **POINT OF BEGINNING** of the herein described tract of land.

**THENCE** South 76°00'00" West, along said Southerly line of Pacific Avenue and along the exterior face of said building, a distance of 45.00 feet, from which a building corner bears South 76°00'00" West, a distance of 44.42 feet;

**THENCE** North 14°00'00" West, departing said Southerly line of Pacific Avenue and said exterior face of said building, a distance of 8.00 feet to an "X" cut in concrete set for corner;

**THENCE** North 76°00'00" East, parallel and 8.00 feet northerly from said exterior face of building, a distance of 45.00 feet to an "X" cut in concrete set for corner;

**THENCE** South 14°00'00" East a distance of 8.00 feet to the **POINT OF BEGINNING** and containing 360 square feet or 0.0083 acres of land, more or less.

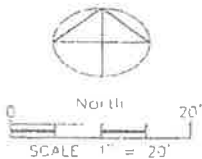
- \* Bearings are based on the Southerly right-of-way line of Pacific Avenue (variable width r.o.w.) (N 76°00'00" E) according to deed recorded as Instrument No. 20070220513, Official Public Records, Dallas County, Texas.

(For SPAC use only)  
Reviewed By JL  
Date 7-6-12  
SPAC # 2378

  
JOHN R. PIBURN JR.  
7/5/2012



9535 Forest Lake Blvd.  
Dallas, Texas 75243  
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www.piburns-carson.com



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**Pacific Avenue**  
(variable width public r.o.w.)  
(Ordinance Book 1-A, Pg 131)  
(Vol 4404, Pg 476)

S 14°00'00" E  
8.00'

P.O.B.

P.O.C.

N 14°00'00" W  
8.00'

44.42'

N 76°00'00" E X cut set  
45.00'

S 76°00'00" W  
45.00' Building  
Corner

S 76°00'00" W  
8.94'

**LICENSE AGREEMENT**

360 Sq. Ft. (0.0083 Ac.)

X cut Ind.  
c.m.

**N. Griffin Street**  
(92 Public r.o.w.)  
(Vol 5564, Pg 282)  
(Vol 5514, Pg 28)  
(Vol 5512, Pg 28)  
186.00'

4' Sidewalk Easement Vol 5564, Pg 31 (SEE L.C. 1)

**BLOCK 53**

106 HOTELS DOWNTOWN DALLAS LLC  
Instr. No 20070220513  
(O.P.R.D.C. +)

**NOTES:**

Bearings are based on the Southern right-of-way line of Pacific Avenue (variable width r.o.w.) (N 76°00'00" E) according to deed recorded as Instrument No. 20070220513, Official Public Records Dallas County, Texas

X cut = X cut  
c.m. = controlling monument  
O.P.R.D.C. = Official Public Records, Dallas County, Texas  
P.O.B. = Point of Beginning  
P.O.C. = Point of Commencing

(For SPPG use only)	
Reviewed By:	JL
Date:	7-6-12
SPRG NO:	2378

JOHN R. PIBURN, JR.  
7/5/2012

**PIBURN & CARSON**

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