

LICENSE AGREEMENT
JACKSON STREET GARAGE
LOT 4A, BLOCK 31/127
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

LEGAL DESCRIPTION

BEING A 459 SQ. FT. (0.011 ACRES) TRACT OF LAND, PART OF LOT 4A, BLOCK 31/127, JACKSON STREET GARAGE ADDITION AS RECORDED IN INSTRUMENT NO. 201900093509, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALSO BEING SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND CONVEYED TO CADG JACKSON PARKING A, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN INSTRUMENT NO. 201700162584, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BY SPECIAL WARRANTY DEED, AS RECORDED IN INSTRUMENT NO. 201700163599, O.P.R.D.C.T. AND BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN INSTRUMENT NO. 201400148181, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A SET MAGNETIC NAIL WITH WASHER INSCRIPTED "RPLS 3752" AT THE INTERSECTION OF THE EAST LINE OF HARWOOD STREET (VARIABLE WIDTH ROW) AS RECORDED IN VOLUME AA, PAGE 213, DEED RECORDS, DALLAS COUNTY, TEXAS, AND THE NORTH LINE OF JACKSON STREET (VARIABLE WIDTH ROW) AS RECORDED IN VOLUME 4, PAGE 350, D.R.D.C.T., SAID CORNER BEING AT THE SOUTHWEST CORNER OF SAID LOT 4A, BLOCK 31/127, JACKSON STREET GARAGE ADDITION, AS RECORDED IN INSTRUMENT NO. 201900093509, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 59°00'00" EAST, A DISTANCE OF 18.33' TRAVERSING SAID NORTH LINE OF JACKSON STREET (VARIABLE WIDE ROW) TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 59°00'00" EAST, A DISTANCE OF 0.06' TO A POINT FOR CORNER, SAID POINT BEING AT THE INTERSECTION OF SAID NORTH LINE OF JACKSON STREET (VARIABLE WIDTH ROW) AND THE NORTH LINE OF A 2' SIDEWALK & UTILITY EASEMENT, SAID EASEMENT RECORDED PER PLAT OF SAID LOT 4A, BLOCK 31/127, JACKSON STREET GARAGE ADDITION;

THENCE NORTH 76°00'00" EAST, A DISTANCE OF 209.99' TRAVERSING SAID 2' SIDEWALK & UTILITY EASEMENT LINE TO A POINT FOR CORNER;

THENCE SOUTH 14°00'00" EAST, A DISTANCE OF 2.08' DEPARTING SAID 2' SIDEWALK & UTILITY EASEMENT LINE TO A POINT FOR CORNER, SAID POINT BEING SOUTH 75°50'06" WEST, A DISTANCE OF 28.94' FROM A CAPPED IRON ROD FOUND INSCRIPTED "RPLS 3752", IN THE SAID NORTH LINE OF JACKSON STREET (A VARIABLE WIDTH ROW) AND BEING A SOUTH CORNER OF LOT 4A, BLOCK 31/127, JACKSON STREET GARAGE ADDITION AS RECORDED IN INSTRUMENT NUMBER 201900093509, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 76°00'00" WEST, A DISTANCE OF 219.90', TO A POINT FOR CORNER;

THENCE NORTH 23°38'45" WEST, A DISTANCE OF 2.16' TO A POINT FOR CORNER;

THENCE NORTH 76°00'00" EAST, A DISTANCE OF 10.23' TO THE POINT OF BEGINNING AND CONTAINING 459 SQ.FT. (0.011 ACRES) OF LAND.

(FOR SPRG USE ONLY)	
REVIEWED BY:	<u>G.S.</u>
DATE:	<u>2-23-21</u>
SPRG NO.	<u>5350</u>



BASIS OF BEARING IS THE NORTH LINE OF JACKSON STREET (BEING SOUTH 76°00'00" WEST) AS RECORDED IN INSTRUMENT NO. 201900093509, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

VICTOR LISSIAK, JR. RPLS 3752
FIRM NO. 10155800
02/04/2021

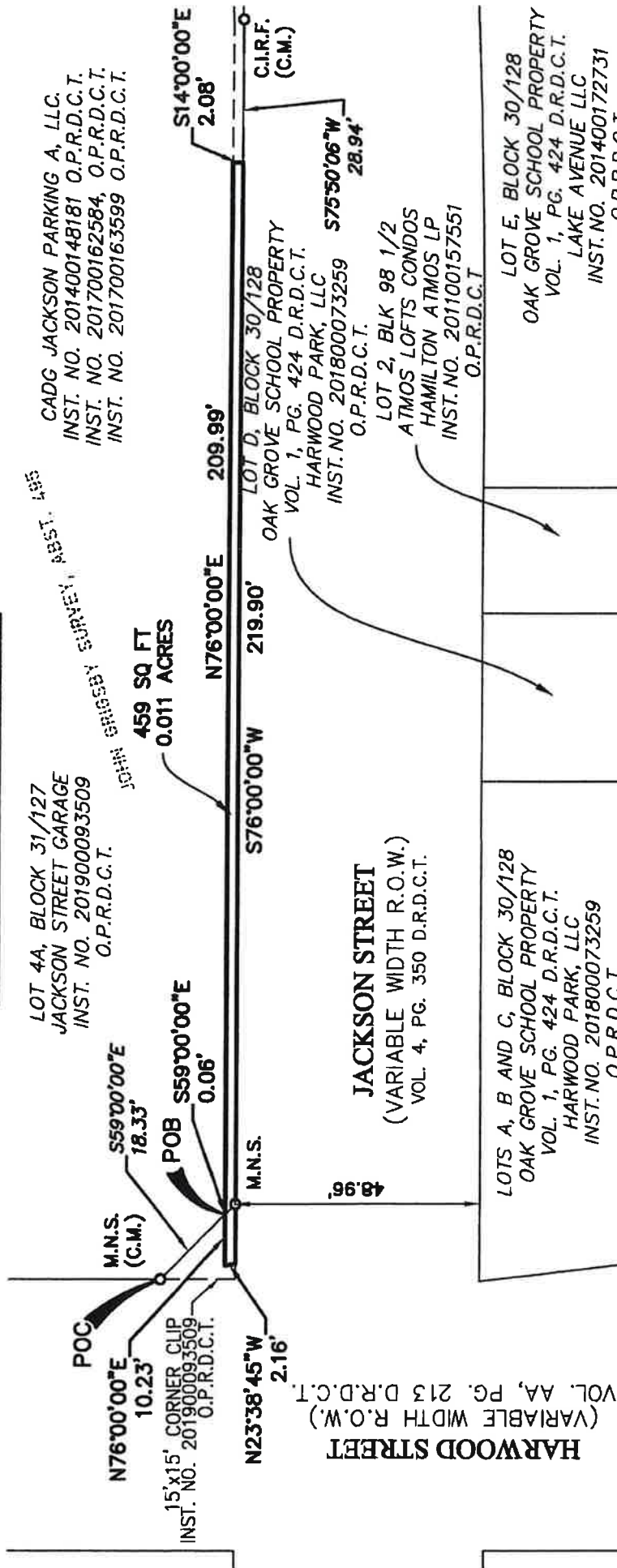
LICENSE AGREEMENT
JACKSON STREET GARAGE
LOT 4A, BLOCK 31/127
JOHN GRISBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

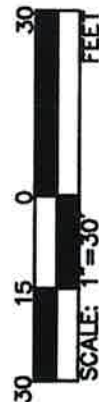
LOT 4A, BLOCK 31/127
JACKSON STREET GARAGE
INST. NO. 201900093509

7 DE 1989

CADG JACKSON PARKING A, LLC.
INST. NO. 201400148181 O.P.R.D.C.T.
INST. NO. 201700162584, O.P.R.D.C.T.
INST. NO. 201700163599 O.P.R.D.C.T.



(FOR SPRG USE ONLY)
REVIEWED BY: G.S.
DATE: 2-23-21
SPRG NO. 5350



BASIS OF BEARING IS THE NORTH LINE OF JACKSON STREET (BEING SOUTH 76°00'00" WEST) AS RECORDED IN INSTRUMENT NO. 201900093509, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

LEGEND:
SQ. FT.
C.I.R.F.

C.M.
VOL.

PG.

R.O.V.

M.R.D.C.I.
D.R.D.C.T.

O.P.R.D.C.T.

NAME

S.N.S.

INST. NO.

P.O.

~~POC.~~

LICENSE AGREEMENT

JACKSON STREET GARAGE

LOT 4A, BLOCK 31/127

JOHN GRISBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE 2 OF 2

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LOT 4A, BLOCK 31/127
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

LEGAL DESCRIPTION

BEING A 298 SQ. FT. (0.007 ACRES) TRACT OF LAND, PART OF LOT 4A, BLOCK 31/127, JACKSON STREET GARAGE ADDITION AS RECORDED IN INSTRUMENT NO. 201900093509, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALSO BEING SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND CONVEYED TO CADG JACKSON PARKING A, LLC BY SPECIAL WARRANTY DEED, AS RECORDED IN INSTRUMENT NO. 201700162584, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BY SPECIAL WARRANTY DEED, AS RECORDED IN INSTRUMENT NO. 201700163599, O.P.R.D.C.T. AND BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN INSTRUMENT NO. 201400148181, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT A CAPPED IRON ROD FOUND INSCRIPTED "RPLS 3752" LOCATED ON THE NORTH LINE OF JACKSON STREET (VARIABLE WIDTH ROW) AS RECORDED IN VOLUME 4, PAGE 350, DEED RECORDS, DALLAS COUNTY, TEXAS, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 4A, BLOCK 31/127, JACKSON STREET GARAGE ADDITION AS RECORDED IN INSTRUMENT NO. 201900093509, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 73°12'00" WEST, A DISTANCE OF 7.22' TRAVERSING SAID NORTH LINE OF JACKSON STREET (VARIABLE WIDTH ROW) TO THE POINT OF BEGINNING;

THENCE SOUTH 73°12'00" WEST, A DISTANCE OF 146.72' TRAVERSING SAID NORTH LINE OF JACKSON STREET (VARIABLE WIDTH ROW) TO A CAPPED IRON ROD FOUND INSCRIPTED "RPLS 3752" FOR CORNER;

THENCE SOUTH 76°00'00" WEST, A DISTANCE OF 2.36' TRAVERSING SAID NORTH LINE OF JACKSON STREET (VARIABLE WIDTH ROW) TO A POINT FOR CORNER;

THENCE NORTH 16°49'57" WEST, A DISTANCE OF 2.00' DEPARTING SAID NORTH LINE OF JACKSON STREET (VARIABLE WIDTH ROW) TO A POINT FOR CORNER, SAID CORNER BEING LOCATED IN THE NORTH LINE OF A 2' SIDEWALK & UTILITY EASEMENT, SAID EASEMENT RECORDED PER PLAT OF SAID LOT 4A, BLOCK 31/127, JACKSON STREET GARAGE ADDITION;

THENCE NORTH 76°00'00" EAST, A DISTANCE OF 2.41' TRAVERSING SAID 2' SIDEWALK & UTILITY EASEMENT LINE TO A POINT FOR CORNER;

THENCE NORTH 73°12'00" EAST, A DISTANCE OF 146.77' TRAVERSING SAID 2' SIDEWALK & UTILITY EASEMENT LINE TO A POINT FOR CORNER;

THENCE SOUTH 14°00'00" EAST, A DISTANCE OF 2.00' TO THE POINT OF BEGINNING AND CONTAINING 298 SQ.FT. (0.007 ACRES) OF LAND;

(FOR SPRG USE ONLY)	
REVIEWED BY:	<u>G. S.</u>
DATE:	<u>2-23-21</u>
SPRG NO.	<u>5351</u>




VICTOR LISSIAK, JR. RPLS 3752
FIRM NO. 10155800
02/04/2021

BASIS OF BEARING IS THE NORTH LINE OF JACKSON STREET (BEING SOUTH 73°12'00" WEST) AS RECORDED IN INSTRUMENT NO. 201900093509, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

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JACKSON STREET GARAGE
LOT 4A, BLOCK 31/127

JOHN GRISBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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LOT 4A, BLOCK 31/127
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CADG JACKSON PARKING A, LLC.
 INST. NO. 201400148181 O.P.R.D.C.T.
 INST. NO. 201700162584, O.P.R.D.C.T.
 INST. NO. 201700163599 O.P.R.D.C.T.

LOT 4A, BLOCK 31/127
 JACKSON STREET GARAGE
 INST. NO. 2019000093509
 O.P.R.D.C.T.

LOT 3 & PART OF
 LOTS 1, 2 AND 2 1/2, BLOCK 31/127
 RAIL ROAD ADDITION
 VOLUME 4, PAGE 350
 D.R.D.C.T.
 2038 COMMERCE LLC
 INST. NO. 201600189707
 O.P.R.D.C.T.

2' SIDEWALK & UTILITY EASEMENT
 INST. NO. 2019000093509
 O.P.R.D.C.T.

298 SQ FT S14°00'00"E 2.00'
 0.007 ACRES

JOHN GRIGSBY SURVEY, ABST. 495

N76°00'00"E 2.41'

N16°49'57"W 2.00'

S76°00'00"W 2.36'

N73°12'00"E 146.77'

146.72'

S73°12'00"W

C.I.R.F. C.M.

47.03'

POB

C.I.R.F. C.M.

S73°12'00"W 7.22'

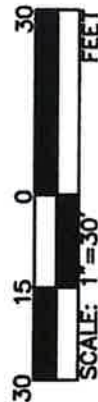
JACKSON STREET
 (VARIABLE WIDTH R.O.W.)
 VOL. 4, PG. 350 D.R.D.C.T.

WOOD STREET
 (50' R.O.W.)
 VOL. 5435, PG. 387
 D.R.D.C.T.

LOT F AND PART OF LOTS K-S, BLOCK 30/128
 LOUIS BLAYLOCK RESUBDIVISION
 VOL. 4, PG. 350 D.R.D.C.T.
 LAKE AVENUE LLC
 INST. NO. 201400172731
 O.P.R.D.C.T.



(FOR SPRG USE ONLY)
 REVIEWED BY: G.S.
 DATE: 2-23-21
 SPRG NO. 5351



BASIS OF BEARING IS THE NORTH LINE OF JACKSON STREET (BEING SOUTH 76°00'00" WEST) AS RECORDED IN INSTRUMENT NO. 2019000093509, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

LEGEND:
 SQ. FT.
 C.I.R.F.
 C.M.
 VOL.
 PG.
 R.O.W.
 M.R.D.C.T.
 D.R.D.C.T.
 O.P.R.D.C.T.
 M.N.S.
 INST. NO.
 P.O.B.
 P.O.C.

SQUARE FEET
 CAPPED IRON ROD FOUND
 INSCRIPTED "RPLS 3752"
 CONTROL MONUMENT
 VOLUME
 PAGE
 RIGHT-OF-WAY
 MAP RECORDS, DALLAS COUNTY, TEXAS
 DEED RECORDS, DALLAS COUNTY, TEXAS
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 SET MAGNETIC NAIL WITH WASHER
 INSCRIPTED "RPLS 3752"
 INSTRUMENT NUMBER
 PLACE OF BEGINNING
 PLACE OF COMMENCING

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