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

#### 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 REVIEWED BY	SPRG USE ONLY)	,
DATE:	2-23-21	,
SPRG NO.	5350	_

VICTOR LISSIAK JR

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

PAGE 1 OF 2

LICENSE AGREEMENT

JACKSON STREET GARAGE LOT 4A, BLOCK 31/127 JOHN GRISBY SURVEY, ABSTRACT NO. 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Exhibit A** S14"00"00"E LOT E, BLOCK 30/128 OAK GROVE SCHOOL PROPERTY VOL. 1, PG. 424 D.R.D.C.T. C.I.R.F. JOHN GRISBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS (C.M.) MAP RECORDS, DALLAS COUNTY, TEXAS DEED RECORDS, DALLAS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SET MAGNETIC NAIL WITH WASHER INSCRIPTED "RPLS 3752" INST. NO. 201400172731 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. 2.08 LAKE AVENUE LLC CADG JACKSON PARKING A, LLC. JACKSON STREET GARAGE O.P.R.D.C.T. AGREEMEN W.90,05578 LOT 4A, BLOCK 31/127 SQUARE FEET CAPPED IRON ROD FOUND INSCRIPTED "RPLS 3752" LOT 2, BLK 98 1/2 ATMOS LOFTS CONDOS INST. NO. 201100157551 O.P.R.D.C.T PLACE OF BEGINNING PLACE OF COMMENCING HAMILTON ATMOS LP OAK GROVE SCHOOL PROPERTY NSTRUMENT NUMBER CONTROL MONUMENT VOL. 1, PG. 424 D.R.D.C.T. HARWOOD PARK, LLC INST. NO. 201800073259 LOT D, BLOCK 30/128 CENSE RIGHT-OF-WAY O.P.R.D.C.T. VOLUME PAGE 209.99 Set, 1286, YEVRVEY, ABST. Les M.R.D.C.T. D.R.D.C.T. O.P.R.D.C.T. INST. NO. SO. FI N C.I.R.F M.N.S. R.O.₩. PAGE 2 OF 헣 N76'00'00"E 219.90 JOHN GRIGSBY SURVEY, ABSTRACT NO. 49; GIY OF DALLAS, DALLAS COUNTY, TEXAS 0.011 ACRES 459 SQ FI NICTOR LUSSIAK, JR. FIRM NO. 10155800 N.00,00.9/S 09/02/2020 LOT 4A, BLOCK 31/127 JACKSON STREET GARAGE INST. NO. 201900093509 O.P.R.D.C.T. (VARIABLE WIDTH R.O.W.) LOTS A, B AND C, BLOCK 30/128 VOL. 4, PG. 350 D.R.D.C.T. JACKSON STREET OAK GROVE SCHOOL PROPERTY VOL. 1, P.G. 424 D.R.D.C.T. HARWOOD PARK, LLC INST. NO. 201800073259 O.P.R.D.C.T. SOUTH 76'00'00" WEST) AS RECORDED IN INSTRUMENT NO. 201900083509, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. BASIS OF BEARING IS THE NORTH LINE OF JACKSON STREET (BEING S59'00'00"E 3,00,00.65S 0.06 18.33 POB M.N.S. (FOR SPRG USE ONLY) REVIEWED BY: G.S. 2-57-2 96'81 5350 M.N.S. (C.K.) 15'x15' CORNER CUP INST. NO. 201900093509. 0.P.R.D.C.T. N23.38'45"W 2.16 SPRG NO. N76'00'00"E (VARIABLE WIDTH R.O.W.) JL. AA, PG. 213 D.R.D.C. DATE HARWOOD STREET

JCENSE AGREEMENT JACKSON STREET GARAGE

LOT 4A. BLOCK 31/127

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

#### 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 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 7372'00" 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"2"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 S	G, S.	_
DATE:	2-23-21	
SPRG NO.	5351	

VICTOR LISSIAK JR

VICTOR LISSIAK, JR. RPLS-3752 FIRM NO. 10155800

02/04/2021

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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.

LICENSE AGREEMENT

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

## LOTS 1, 2 AND 2 & BLOCK 31/127 RAIL ROAD ADDITION VOLUME 4, PAGE 350 D.R.D.C.T. 2038 COMMERCE LLC INST. NO. 201600189707 LOT 3 & PART OF O.P.R.D.C.T S7372'00"W FPOC M C.I.R.F. LOT 4A, BLOCK 31/127 JACKSON STREET GARAGE INST. NO. 201900093509 O.P.R.D.C.T. S14"00"00"E (VARIABLE WIDTH R.O.W.) VOL. 4, PG. 350 D.R.D.C.T. POBI JACKSON STREET 0.007 ACRES CITY OF DALLAS, DALLAS COUNTY, TEXAS 298 SQ FT JOHIN GRIGSBY SURVEY, ABSTRACT NO. 146.77 JOHN GRIGSBY SURVEY, ABST. 185 146.72 N7312'00"E S7312'00"W N76.00,00"E 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. 2.41 C.I.R.F. 47.03 2' SIDEWALK & UTILITY EASEMENT INST. NO. 201900093509 O.P.R.D.C.T. M\_00,00.9LS N16.49'57"W

ICENSE AGREEMENT JACKSON STREET GARAGE LOT 44. BLOCK 31/127

O.P.R.D.C.T. M.R.D.C.T. D.R.D.C.T. INST. NO. EGEND: C.I.R.F M.N.S. P.O.9 P.O.0. R.O.₩. 헣 <u>ල</u> ය 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:

2-23-21 5351

DATE

SPRG NO.

SCALE:

MICTOR LISSIAR, JR. FIRM NO. 10155800 09/02/2020 MCTOR ! 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.

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CAPPED IRON ROD FOUND INSCRIPTED "RPLS 3752" SQUARE FEET

MAP RECORDS, DALLAS COUNTY, TEXAS DEED RECORDS, DALLAS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. CONTROL MONUMENT VOLUME PAGE RIGHT—OF—WAY

SET MAGNETIC NAIL WITH WASHER INSCRIPTED "RPLS 3752" PLACE OF BEGINNING PLACE OF COMMENCING INSTRUMENT NUMBER

LICENSE AGREEMENT

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

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