

# Exhibit A

Aerial Space License Agreement  
Part of Elm Street  
Adjacent to Lot 6, Block 286  
Between the Elevations of 479.8 feet and 493.8 feet Above Mean Sea Level  
or Between 11.6 feet and 25.6 feet Above Grade  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

## PROPERTY DESCRIPTION

BEING a 15 square foot (0.0003 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, same being within the existing right-of-way of Elm Street (60' R.O.W), Ordinance Book 1A, Page 131, Deed Records, Dallas County, Texas, at an elevation between 479.8 feet and 493.8 feet above Mean Sea Level or between 11.6 feet and 25.6 feet above Grade, adjacent to City of Dallas Block 286, further being adjacent to Lot 6, Block 286, SHEPHERD'S MONUMENT TRIANGLE, an addition to the City of Dallas as evidenced by Plat recorded in Volume Y, Page 676, Deed Records, Dallas County, Texas, same being that certain tract of land conveyed to WESTDALE PROPERTIES AMERICA I, LTD, by General Warranty Deed recorded Instrument Number 201400010057 Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with purple plastic cap stamped "RPLS 6451" set at the intersection of the north line of said Elm Street with the west line of a 13 foot alley as dedicated by said plat of SHEPHERD'S MONUMENT TRIANGLE, from which a 1/2" capped iron rod with yellow plastic cap stamped "BLC INC" found (Controlling Monument) bears North 75 degrees 23 minutes 18 seconds East, 13.00 feet;

THENCE South 14 degrees 36 minutes 42 seconds East, over and across said Elm Street, for a distance of 3.00 feet to an "X" cut in concrete set;

THENCE South 75 degrees 23 minutes 18 seconds West, continuing over and across said Elm Street, for a distance of 5.00 feet to an "X" cut in concrete set;

THENCE North 14 degrees 36 minutes 42 seconds West, continuing over and across said Elm Street, for a distance of 3.00 feet to a "V" cut set in concrete at the face of an existing building on the north line of said Elm Street, from which a "V" cut found (Controlling Monument) bears South 75 degrees 23 minutes 18 seconds West, 45.00 feet;

THENCE North 75 degrees 23 minutes 18 seconds East, along said north line of Elm Street and the face of said existing building, for a distance of 5.00 feet to the POINT OF BEGINNING and containing 15 square feet or 0.0003 acres of land, more or less.



Basis of Bearings: STATE PLANE  
COORDINATE SYSTEM, TEXAS  
NORTH CENTRAL ZONE 4202,  
NORTH AMERICAN DATUM OF 1983.  
ADJUSTMENT REALIZATION 2011.

Date: August 09, 2021  
Job No. 21-071

Sheet 1 of 2

(For SPRG use only)	
Reviewed by	<u>G.S.</u>
Date:	<u>8-20-21</u>
SPRG No.	<u>5679</u>

**DUENES LAND SURVEYING, LLC**



2112 Blackfoot Trail  
Mesquite, Texas 75149  
Ph: (214) 317-0685  
Surveying Firm #10194446

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Part of Elm Street

Adjacent to Lot 6, Block 286  
Between the Elevations of 479.8 feet and 493.8 feet Above Mean Sea Level  
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John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

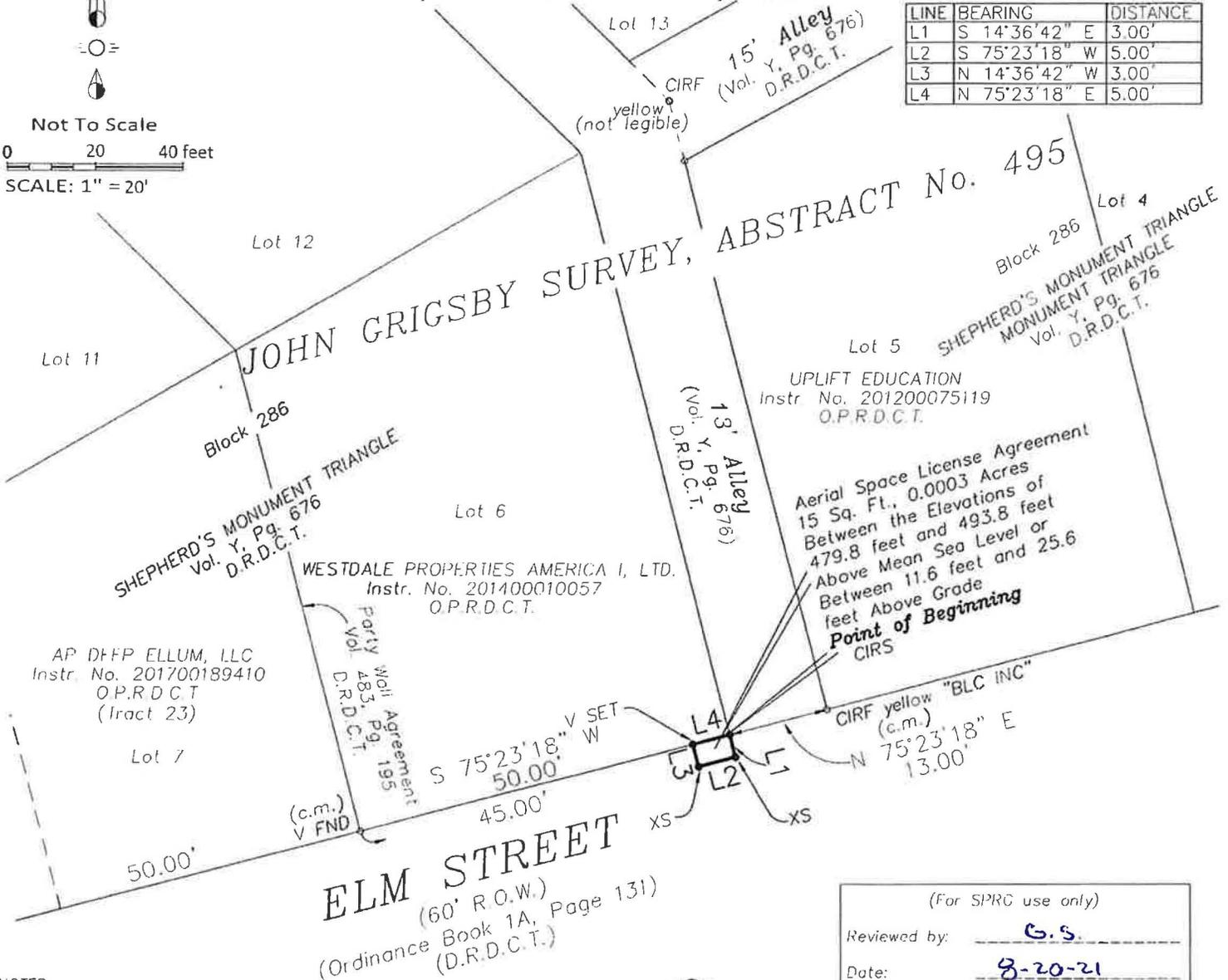


Not To Scale

0 20 40 feet

SCALE: 1" = 20'

LINE	BEARING	DISTANCE
L1	S 14°36'42" E	3.00'
L2	S 75°23'18" W	5.00'
L3	N 14°36'42" W	3.00'
L4	N 75°23'18" E	5.00'



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- NOTES:
- CIRS = 5/8" iron rod with purple plastic cap stamped, "RPLS 6451", set.
  - CIRF = Capped iron rod found.
  - XS = "X" set in concrete.
  - V SET = "V" cut set in concrete.
  - V FND = "V" cut found in concrete.
  - Vol., Pg. = Volume, Page
  - Instr. No. = Instrument Number
  - R.O.W. = Right-of-Way
  - D.R.D.C.T. = Deed Records, Dallas County, Texas
  - M.R.D.C.T. = Map Records, Dallas County, Texas
  - O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
  - (c.m.) = Controlling Monument



*D.D. Davison*  
89-21

DUENES LAND SURVEYING, LLC

2112 Blackfoot Trail  
Mesquite, Texas 75149  
Ph: (214) 317-0685

Surveying Firm #10194446

Basis of Bearings: STATE PLANE  
COORDINATE SYSTEM, TEXAS NORTH  
CENTRAL ZONE 4202, NORTH AMERICAN  
DATUM OF 1983, ADJUSTMENT  
REALIZATION 2011.

Scale: 1" = 20'  
Date: August 09, 2021  
Job No. 21-071