

LICENSE AGREEMENT

HALL STREET
ADJACENT TO BLOCK 4/200
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)

REVIEWED BY: GS
DATE: 8-12-21
SPRG NO. 5394

BEING A 342 SQUARE FOOT OR 0.0079 ACRE TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF HALL STREET (FORMERLY KNOWN AS BOPP STREET) (CALLED 100 FOOT RIGHT-OF-WAY) (VOL. 121, PG. 161 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS), AND ADJOINING LOT 7, BLOCK 4/200 OF J. BOPP SR., HOMESTEAD SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 121, PAGE 161 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN "X" FOUND IN CONCRETE FOR CORNER AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF CANTON STREET (FORMERLY KNOWN AS WILLIAMS STREET) (VARIABLE WIDTH RIGHT-OF-WAY) (VOL. 121, PG. 161 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS) AND THE WEST RIGHT-OF-WAY LINE OF HALL STREET (CALLED 100 FOOT RIGHT-OF-WAY), SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 7, SAID POINT BEARING SOUTH 14° 00' 29" EAST AT A DISTANCE OF 110.00 FEET FROM A 5/8" IRON ROD WITH YELLOW CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 7, SAID POINT ALSO BEING IN THE SOUTH RIGHT-OF-WAY LINE OF CLOVER STREET (25' RIGHT-OF-WAY) (VOL. 121, PG. 161 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS);

THENCE NORTH 14° 00' 29" WEST AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 7, COMMON WITH THE WEST RIGHT-OF-WAY LINE OF SAID HALL STREET (FORMERLY KNOWN AS BOPP STREET) (100' RIGHT-OF-WAY) FOR A DISTANCE OF 14.48 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 14° 00' 29" WEST AND CONTINUING ALONG THE EAST LINE OF SAID LOT 7 FOR A DISTANCE OF 27.50 FEET TO A POINT FOR CORNER;

THENCE NORTH 75° 59' 31" EAST AND DEPARTING THE EAST LINE OF SAID LOT 7, COMMON WITH THE WEST RIGHT-OF-WAY LINE OF SAID HALL STREET (FORMERLY KNOWN AS BOPP STREET) (100' RIGHT-OF-WAY) FOR A DISTANCE OF 19.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 14° 00' 29" EAST FOR A DISTANCE OF 8.50 FEET TO A POINT FOR CORNER;

THENCE SOUTH 30° 59' 31" WEST FOR A DISTANCE OF 26.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0079 ACRES (342 SQUARE FEET) OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF LOT 7, COMMON WITH THE WEST LINE OF HALL STREET (BEING SOUTH 14° 00' 29" EAST), AS RECORDED UNDER INSTRUMENT NO. 201900301568 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.



David Petree
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

7-12-2021
DATE



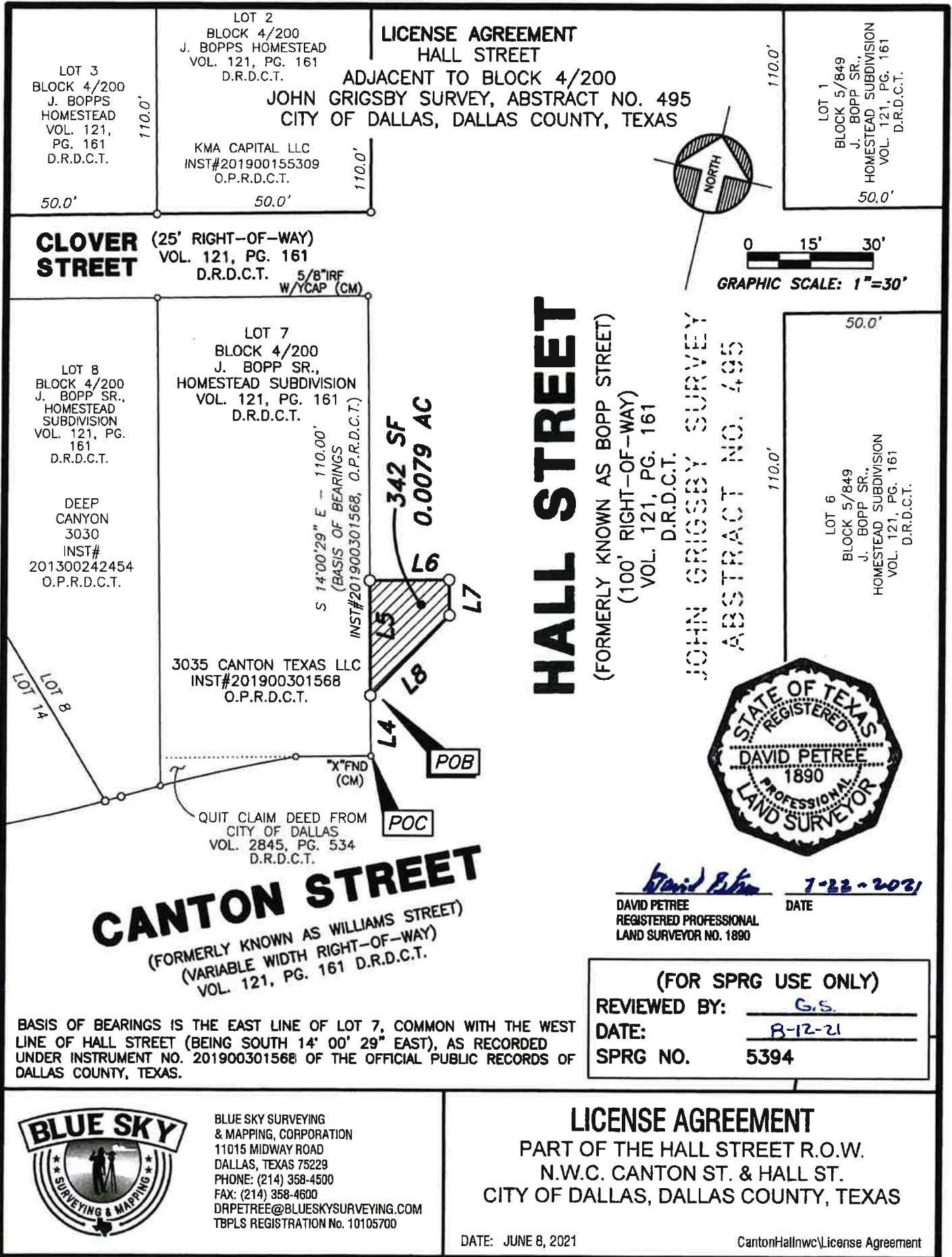
BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

LICENSE AGREEMENT
PART OF THE HALL STREET R.O.W.
N.W.C. CANTON ST. & HALL ST.
CITY OF DALLAS, DALLAS COUNTY, TEXAS

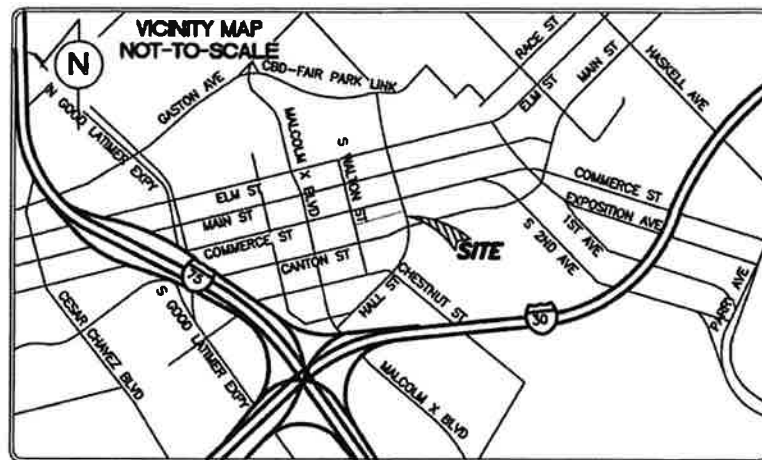
DATE: JUNE 8, 2021

CantonHallnwc\License Agreement

EXHIBIT A - TRACT 1



LICENSE AGREEMENT
HALL STREET
 ADJACENT TO BLOCK 4/200
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 0495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



LEGEND

POC POINT OF COMMENCING
 POB POINT OF BEGINNING
 INST# INSTRUMENT NUMBER
 M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TX
 CM CONTROLLING MONUMENT
 VOL. VOLUME
 PG. PAGE
 SF SQUARE FEET
 AC ACRES
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L4	N14°00'29"W	14.48'
L5	N14°00'29"W	27.50'
L6	N75°59'31"E	19.00'
L7	S14°00'29"E	8.50'
L8	S30°59'31"W	26.87'

(FOR SPRG USE ONLY)

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 DATE: 8-12-21
 SPRG NO. **5394**



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LICENSE AGREEMENT

HALL STREET

ADJACENT TO BLOCK 4/200

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)

REVIEWED BY: G.S.DATE: 8-12-21SPRG NO. **5395****BEING A 342 SQUARE FOOT OR 0.0079 ACRE TRACT**

OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF HALL STREET (FORMERLY KNOWN AS BOPP STREET) (CALLED 100 FOOT RIGHT-OF-WAY) (VOL. 121, PG. 161 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS), AND ADJOINING LOT 7, BLOCK 4/200 OF J. BOPP SR., HOMESTEAD SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 121, PAGE 161 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 14° 00' 29" WEST AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 7, COMMON WITH THE WEST RIGHT-OF-WAY LINE OF SAID HALL STREET (FORMERLY KNOWN AS BOPP STREET) (100' RIGHT-OF-WAY) FOR A DISTANCE OF 53.12 FEET TO **THE POINT OF BEGINNING**;

THENCE NORTH 14° 00' 29" WEST AND CONTINUING ALONG THE EAST LINE OF SAID LOT 7, COMMON WITH THE WEST RIGHT-OF-WAY LINE OF SAID HALL STREET (FORMERLY KNOWN AS BOPP STREET) (100' RIGHT-OF-WAY) FOR A DISTANCE OF 27.50 FEET TO A POINT FOR CORNER;

THENCE SOUTH 59° 00' 29" EAST AND DEPARTING THE EAST LINE OF SAID LOT 7, COMMON WITH THE WEST RIGHT-OF-WAY LINE OF SAID HALL STREET (FORMERLY KNOWN AS BOPP STREET) (100' RIGHT-OF-WAY) FOR A DISTANCE OF 26.87 FEET TO A POINT FOR CORNER;

THENCE SOUTH 14° 00' 29" EAST FOR A DISTANCE OF 8.50 FEET TO A POINT FOR CORNER;

THENCE SOUTH 75° 59' 31" WEST FOR A DISTANCE OF 19.00 FEET TO **THE POINT OF BEGINNING AND CONTAINING 0.0079 ACRES (342 SQUARE FEET) OF LAND, MORE OR LESS.**

BASIS OF BEARINGS IS THE EAST LINE OF LOT 7, COMMON WITH THE WEST LINE OF HALL STREET (BEING SOUTH 14° 00' 29" EAST), AS RECORDED UNDER INSTRUMENT NO. 201900301568 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.



David Petree 7-22-2021
 DAVID PETREE DATE
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 1890

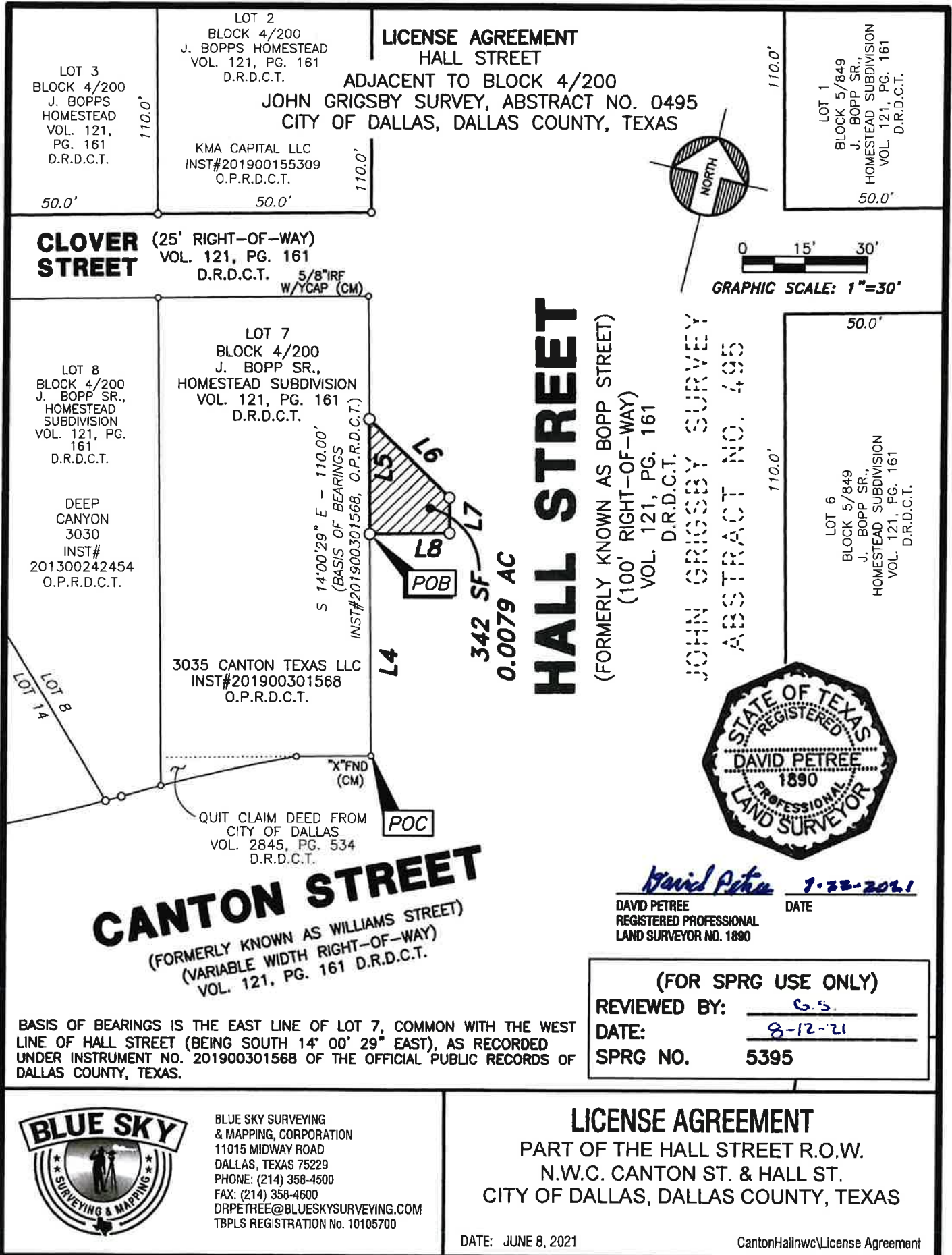


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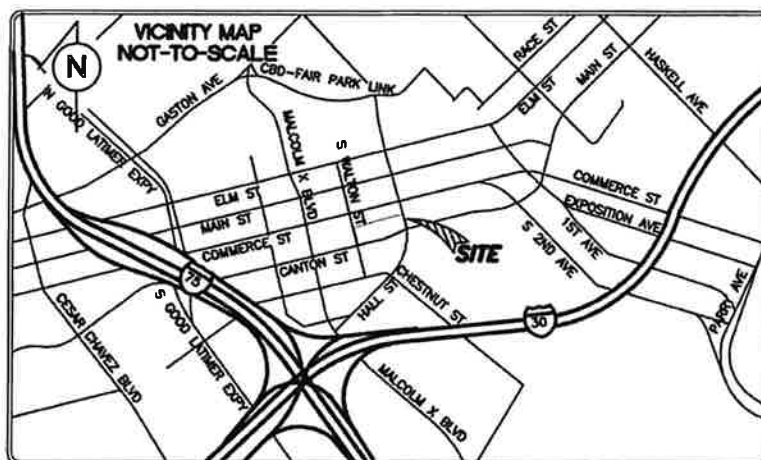
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POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
INST#	INSTRUMENT NUMBER
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TX
CM	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
SF	SQUARE FEET
AC	ACRES
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
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L8	S75°59'31"W	19.00'

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