

EXHIBIT A

**LICENSE AGREEMENT
PART OF ELM STREET
ADJACENT TO THE CITY OF DALLAS BLOCK 120/75
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 57.50 square foot of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, same being adjacent to Lot 23, City Block 120/75 and being part of Elm Street (80-foot right-of-way) under Ordinance Book 1-A, Page 131 and as shown in Smith Murphy and Martin's Addition, an addition to the City of Dallas as recorded in Volume 143, Page 403, Deed Records, Dallas County, Texas, same being adjacent to a tract of land conveyed to 1601 Elm Holdings, L.P. by a Special Warranty Deed recorded in Instrument Number 201600356445, Official Public Records, Dallas County, Texas; said 57.50 square foot tract being more particularly described as follows:

COMMENCING at a found x-cut at the intersection of the southeast line of Pacific Avenue (80' right-of-way) and the northeast line of Akard Street (50' right-of-way), same being the northwest corner of said City Block 120/75, Smith Murphy and Martin's Addition;

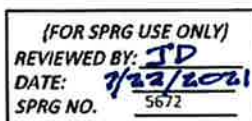
THENCE North 76 degrees 00 minutes 00 seconds East, along said southeast line of said Pacific Avenue and the northwest line of said City Block 120/75, Smith Murphy and Martin's Addition, a distance of 100.00 feet to a found x-cut in said southeast line of said Pacific Avenue and the northwest line of said City Block 120/75, Smith Murphy and Martin's Addition, same being the common corner of Lot 17 and Lot 18, City Block 120/75, Smith Murphy and Martin's Addition;

THENCE South 14 degrees 00 minutes 00 seconds East, along the common line between said Lot 17 and Lot 18, City Block 120/75, Smith Murphy and Martin's Addition, passing at a distance of 100.00 feet a common corner of Lot 17, Lot 18, Lot 22 and Lot 23, City Block 120/75, Smith Murphy and Martin's Addition, continuing along the common line between said Lot 22 and Lot 23, City Block 120/75, Smith Murphy and Martin's Addition, in all a total distance of 200.00 feet to a point for corner; said point for corner being the common Lot 22 and Lot 23, City Block 120/75, Smith Murphy and Martin's Addition and in said southeast line of said City Block 120/75 and the northwest line of said Elm Street;

THENCE North 76 degrees 00 minutes 00 seconds East, along said southeast line of City Block 120/75 and said northwest line of Elm Street, a distance of 5.00 feet to a point for corner and the **POINT-OF-BEGINNING**;

THENCE North 76 degrees 00 minutes 00 seconds East, continuing along said southeast line of City Block 120/75 and said northwest line of Elm Street, a distance of 5.00 feet to a point for corner;

THENCE departing said southeast line of City Block 120/75 and said northwest line of Elm Street, over and across said Elm Street the following three (3) calls and distances:



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South 14 degrees 00 minutes 00 seconds East, a distance of 11.50 feet to a point for corner;

South 76 degrees 00 minutes 00 seconds West, a distance of 5.00 feet to a point for corner;

North 14 degrees 00 minutes 00 seconds West, a distance of 11.50 feet to the **POINT-OF-BEGINNING**, containing **57.50 square feet or 0.001 acres of land**.

Bearing basis for this survey is a bearing of North 76 degrees 00 minutes 00 seconds East, for the southeast line of Pacific Avenue as indicated in the deed to 1601 Elm Holdings, L.P recorded in Instrument Number 201600356445, Official Public Records, Dallas County, Texas.

An exhibit of even date accompanies this description.

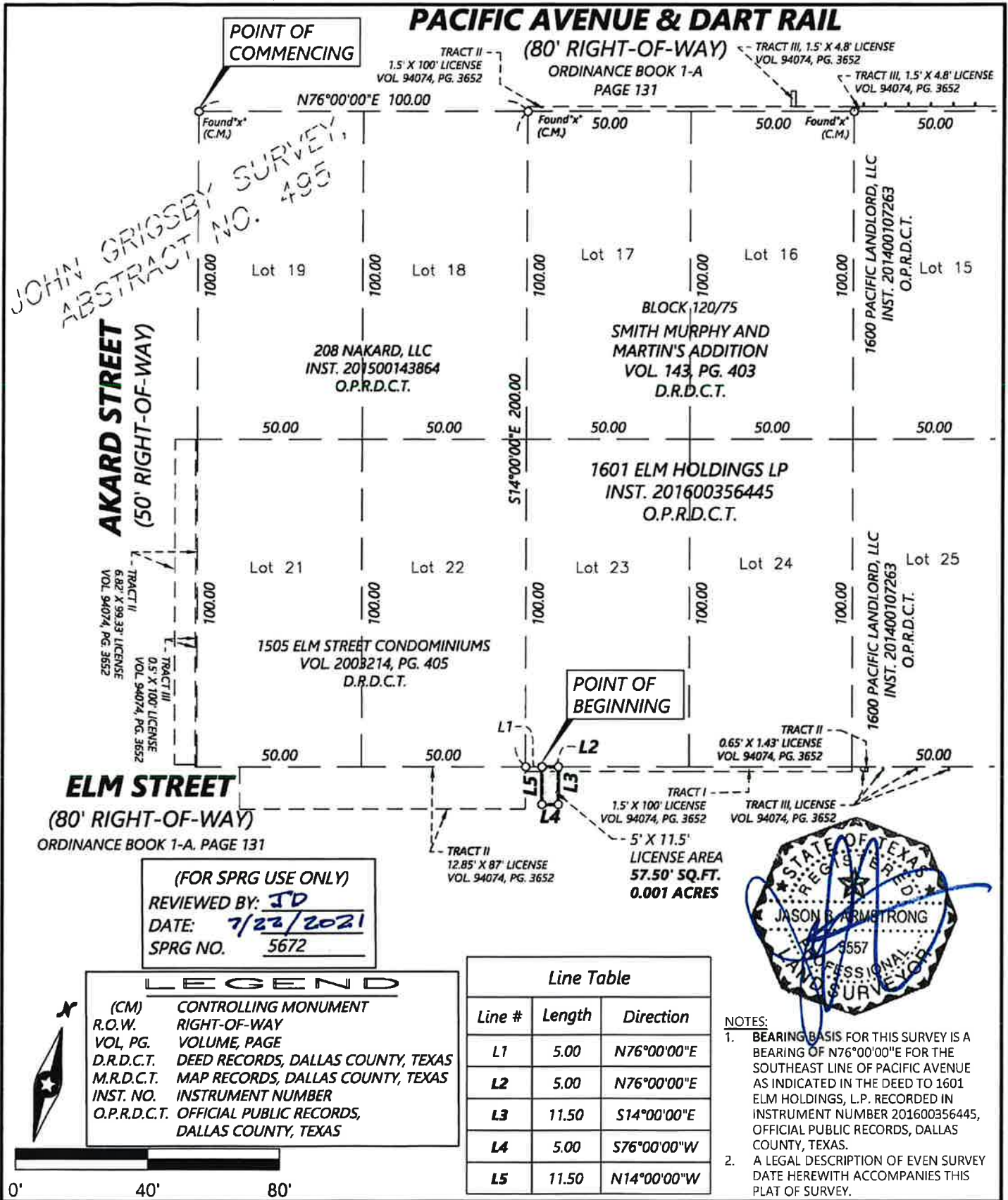
Date: 04/13/21



Jason B. Armstrong
Registered Professional Land Surveyor
Texas Registration No. 5557



(FOR SPRG USE ONLY)	
REVIEWED BY:	JP
DATE:	7/12/2021
SPRG NO.	5672



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LICENSE AGREEMENT - PART OF ELM STREET, ADJACENT TO CITY BLOCK 120/75

LICENSE AGREEMENT
PART OF ELM STREET ADJACENT TO
THE CITY OF DALLAS BLOCK 120/75
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
CITY OF DALLAS,
DALLAS COUNTY, TEXAS

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Westwood Professional Services, Inc.
TBP Firm Registration No. F-11756
TBP LS Firm Registration No. 10074101

LICENSE
AGREEMENT

PROJECT NUMBER: 0031945.00

SHEET NUMBER:

3 OF 3

DATE: 04/13/21