

Exhibit A

LICENSE AGREEMENT
PART OF FIELD STREET
50 FOOT PUBLIC RIGHT-OF-WAY
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 14 square foot tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas and same being a part of Field Street (50 foot public right-of-way, Smith Murphy and Martin Addition, Volume 143, Page 403, Deed Records of Dallas County, Texas (D R D C T)) and being adjacent to Lot 1A, Block 68, Metropolitan at 1200 Main, a Condominium, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument Number 200600173057, Official Public Records of Dallas County, Texas (O P R D C T) and being more particularly described by metes and bounds as follows:

COMMENCING at an "X" cut found for the southeasterly corner of a tract of land conveyed to Manor House Gardens LLC, KF Manor LLC, 201-221 Manor LLC, and GRC Manor LLC, by the Deed recorded in Instrument Number 201800307094, O P R D C T, and same being a point on the northwesterly right-of-way line of Jackson Street (50 foot public right-of-way, Ordinance Book 1-A, Page 131); also being a point on the southwesterly right-of-way line of Field Street (65 foot public right-of-way at this point);

THENCE North 14 degrees 00 minutes 00 seconds West (Basis of Bearings) along the northeasterly boundary line of said Manor House Gardens, et al tract, and along the southwesterly right-of-way line of said Field Street (65 foot public right-of-way) for a distance of 200.00 feet to an "X" cut found for the northeasterly corner of said Manor House Gardens, et al tract, and same being a point on the southeasterly right-of-way line of Commerce Street (78.7 foot public right-of-way, Ordinance Book 1-A, Page 131);

THENCE North 14 degrees 00 minutes 00 seconds West, departing the northeasterly corner of said Manor House Gardens, et al tract, over, across, and upon said Commerce Street, and along the southwesterly right-of-way line of said Field Street (50 foot public right-of-way), passing the southeasterly corner of said Lot 1A, and continuing along the northeasterly boundary line of said Lot 1A, and along the southwesterly right-of-way line of said Field Street (50 foot public right-of-way) for a total distance of 79.16 feet to the **POINT OF BEGINNING**

THENCE North 14 degrees 00 minutes 00 seconds West along the northeasterly boundary line of said Lot 1A, and along the southwesterly right-of-way line of said Field Street (50 foot public right-of-way) for a distance of 13.73 feet to a point for corner;

THENCE departing the northeasterly boundary line of said Lot 1A, over, across, and upon said Field Street (50 foot public right-of-way) the following courses and distances:

North 76 degrees 00 minutes 00 seconds East for a distance of 1.05 feet to a point for corner;

South 13 degrees 48 minutes 30 seconds East for a distance of 13.73 feet to a point for corner;

South 76 degrees 00 minutes 00 seconds West for a distance of 1.01 feet to the **POINT OF BEGINNING** containing 14 square feet of land.

The Basis of Bearings is the southwest line of Field Street (North 14 degrees 00 minutes 00 seconds West) as recorded in Instrument Number 200600173057, Official Public Records of Dallas County, Texas.

(For SPRG use only)
Reviewed by JD
Date 8/7/2024
SPRG No. 6685



7-30-2024

David F. McCullah
DAVID F. MCCULLAH
TEXAS RPLS NO. 4023

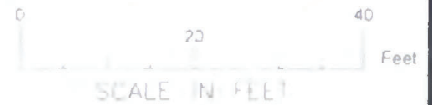
LICENSE AGREEMENT
PART OF FIELD STREET
50 FOOT PUBLIC RIGHT-OF-WAY
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
CITY OF DALLAS,
DALLAS COUNTY, TEXAS

TRAVERSE
LAND SURVEYING LLC
Surveying | Construction Staking | Platting
14200 Midway Road, Suite 130
Dallas, TX 75224 T 469.784.9321
W TraverseLandSurveying.com
Texas Firm No. 10194631

JOB No. TR-179-24	DRAWN BY CMC
DATE 7-30-2024	SCALE 1" = 20'

Type text here

The Basis of Bearings is the southwest line of Field Street (North 14 degrees 00 minutes 00 seconds West) as recorded in Instrument Number 200600173057 Official Public Records of Dallas County Texas



LEGEND
 O.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
 INST. NO. = INSTRUMENT NUMBER
 C.M. = CONTROL MONUMENT

**LOT 14, BLOCK 68
 METROPOLITAN AT 1200 MAIN,
 A CONDOMINIUM
 INST. NO. 200600173057
 O.P.R.D.C.T.**

POINT OF BEGINNING

**LICENSE AGREEMENT
 14 SQ. FT.**

COMMERCE STREET
 (78.7' PUBLIC RIGHT-OF-WAY)
 (ORDINANCE BOOK 1-A, PAGE 131)

MANOR HOUSE GARDENS LLC, KF MANOR LLC, 201-221 MANOR LLC, GRC MANOR LLC
 INST. NO. 201800307094
 O.P.R.D.C.T.

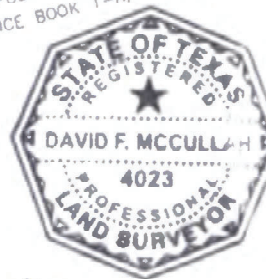
POINT OF COMMENCING

JACKSON STREET
 (50' PUBLIC RIGHT-OF-WAY)
 (ORDINANCE BOOK 1-A, PAGE 131)

Line Data Table		
Line #	Distance	Bearing
L1	13.73'	N14°00'00"W
L2	1.05'	N76°00'00"E
L3	13.73'	S13°48'30"E
L4	1.01'	S76°00'00"W

(For SPRG use only)
 Reviewed by JO
 Date 8/7/2024
 SPRG No. 6685

LICENSE AGREEMENT
 PART OF FIELD STREET
 50 FOOT PUBLIC RIGHT-OF-WAY
 JOHN GRIGSBY SURVEY,
 ABSTRACT NO. 495
 CITY OF DALLAS,
 DALLAS COUNTY, TEXAS



7-30-2024
David F. McCullah
 DAVID F. MCCULLAH
 TEXAS RPLS NO 4023

TRAVERSE
 LAND SURVEYING LLC
 Surveying | Construction Staking | Platting
 14200 Midway Road, Suite 130
 Dallas, TX 75224 T 469 784 9321
 W TraversLandSurveying.com
 Texas Firm No. 10194631

JOB No TR-179-24 DRAWN BY CMC
 DATE 7-30-2024 SCALE 1" = 20'

31733
EXHIBIT A-TRACT 1

210131

SHEET 1 OF 2

LICENSE AGREEMENT

083334

ADJACENT TO CITY BLOCK 108/68
PART OF FIELD STREET
CITY OF DALLAS, DALLAS COUNTY, TEXAS

27416

BEING A 2.50 SQUARE FOOT LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, ADJACENT TO CITY BLOCK 108/68, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PART OF FIELD STREET, A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY AS ESTABLISHED BY ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131, SURVEY DEPARTMENT RECORDS, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1A, CITY BLOCK 108/68, METROPOLITAN AT 1200 MAIN, A CONDOMINIUM, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 200600173057, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID FIELD STREET WITH THE NORTH LINE OF COMMERCE STREET, A 78.70 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS ESTABLISHED BY SAID ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131, WITH THE WEST LINE OF SAID FIELD STREET;

THENCE NORTH 14°00'00" WEST, ALONG THE EAST LINE OF SAID LOT 1A, A DISTANCE OF 47.50 FEET TO THE PLACE OF BEGINNING, FROM WHICH A FOUND "NAIL" BEARS SOUTH 64°04'45" WEST, A DISTANCE OF 229.96 FEET;

THENCE NORTH 76°00'00" EAST A DISTANCE OF 2.50 FEET TO A POINT FOR CORNER;

THENCE NORTH 14°00'00" WEST, A DISTANCE OF 1.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 76°00'00" WEST, A DISTANCE OF 2.50 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID LOT 1A AND SAID FIELD STREET, FROM WHICH A FOUND "NAIL" BEARS NORTH 70°02'47" WEST, A DISTANCE OF 271.25 FEET;

THENCE SOUTH 14°00'00" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.50 SQUARE FEET OF LAND.

REVIEWED BY


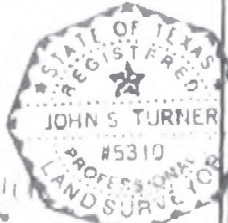
JL 07-31-2008

(For SPRG use only)
Reviewed By: _____
Date: _____
SPRG NO: 1437

BASIS OF BEARINGS:

All bearings shown hereon are based a bearing of South 14°00'00" East, for the East line of Metropolitan at 1200 Main, A Condominium, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600173057, Deed Records, Dallas County, Texas.

John S. Turner
John S. Turner R.P.L.S. #5310
Date _____



Analytical Surveys, Inc.
"Registered Professional Land Surveyors"
707 Easy Street (972) 272-6227 Voice
Garland, Texas 75042 (972) 272-8407 Fax
John B. Turner R.P.L.S. 5310
www.analyticalinc.com

Job Number 87507AEX-08 Date 06-02-08 Drafter JY
"A professional company operating in your best interest"

31733

210131

EXHIBIT A - TRACT 1

27416

SHEET 2 OF 2

LICENSE AGREEMENT

083334

ADJACENT TO CITY BLOCK 108/68
PART OF FIELD STREET
CITY OF DALLAS, DALLAS COUNTY, TEXAS



IND. "NAIL"
N 70°02'47" W
271.25'

LICENSE AGREEMENT
2.50 SQUARE
FEET

**PLACE OF
BEGINNING**

IND. "NAIL"
S 64°04'45" W
277.95'

LOT 1A, CITY BLOCK 108/68
METROPOLITAN AT 1200 MAIN
A CONDOMINIUM
INST. NO. 200600173057
O.R.D.C.T.

N 14°00'00" W
47.50'
FIELD STREET
(50' PUBLIC R.O.W.)

**PLACE OF
COMMENCING**

(For SPRG use only)
Reviewed By: _____
Date: _____
SPRG NO: 1437

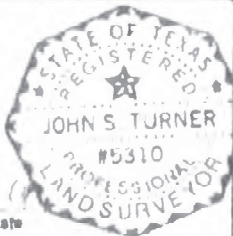
LINE	DISTANCE	BEARING
L1	2.50'	S 76°00'00" W
L2	1.00'	N 14°00'00" W
L3	2.50'	N 76°00'00" E
L4	1.00'	S 14°00'00" E

COMMERCE STREET
(78.7' PUBLIC R.O.W.)

REVIEWED BY
Jr 07.31.2008

BASIS OF BEARINGS.
All bearings shown hereon are based a bearing of South 14°00'00" East, for the East line of Metropolitan at 1200 Main, A Condominium, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600173057, Deed Records, Dallas County, Texas.

John S. Turner
John S. Turner, R.P.L.S. #5310
Date: 3/1/08



Analytical Surveys, Inc.
"Registered Professional Land Surveyors"
707 Emory Street (972) 272-6267 Voice
Garland, Texas 75042 (972) 272-8407 Fax
John S. Turner R.P.L.S. #5310
www.analyticalsurveys.com

Job Number: 87507AEX-08 Date: 06-02-08 Drafter: JY
"A professional company operating in your best interest"

31733

210131

27416

SHEET 1 OF 2

LICENSE AGREEMENT

083334

ADJACENT TO CITY BLOCK 108/68
PART OF COMMERCE STREET
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 1.92 SQUARE FOOT LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, ADJACENT TO CITY BLOCK 108/68, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PART OF COMMERCE STREET, A 78.7 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS ESTABLISHED BY ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131, SURVEY DEPARTMENT RECORDS, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1A, CITY BLOCK 108/68, METROPOLITAN AT 1200 MAIN, A CONDOMINIUM, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 200600173057, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF SAID COMMERCE STREET, WITH THE WEST LINE OF FIELD STREET, A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS ESTABLISHED BY SAID ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131;

THENCE SOUTH 76°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 0.15 FEET TO THE PLACE OF BEGINNING, FROM WHICH A FOUND "NAIL" BEARS NORTH 62°20'49" WEST, A DISTANCE OF 300.93 FEET;

THENCE SOUTH 14°00'00" EAST, A DISTANCE OF 0.21 FEET TO A POINT FOR CORNER;

THENCE SOUTH 76°00'00" WEST, A DISTANCE OF 9.16 FEET TO A POINT FOR CORNER;

THENCE NORTH 14°00'00" WEST, A DISTANCE OF 0.21 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID LOT 1A AND SAID COMMERCE STREET, FROM WHICH A FOUND "NAIL" BEARS SOUTH 76°00'00" WEST, A DISTANCE OF 215.69 FEET;

THENCE NORTH 76°00'00" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 9.16 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.92 SQUARE FEET OF LAND.

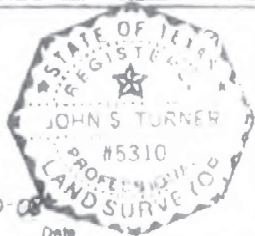
REVIEWED BY

JR 07.31.2008

(For SPRG use only)
Reviewed By _____
Date: _____
SPRG NO: 1436

BASIS OF BEARINGS.

All bearings shown hereon are based a bearing of South 14°00'00" East, for the East line of Metropolitan at 1200 Main, A Condominium, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600173057, Deed Records, Dallas County, Texas.



John S. Turner 7-30-08
John S. Turner, R.P.L.S. #5310 Date



Analytical Surveys, Inc.

"Registered Professional Land Surveyors"
707 Easy Street (972) 272-8287 Voice
Gerald, Texas 75042 (972) 272-8407 Fax
John S. Turner R.P.L.S. 5310
www.analyticalinc.com

Job Number: 875078EX-08 Date: 06-02-08 Drafter: JY
"A professional company operating in your best interest"

31733

TRACT 2

210131

27416

LICENSE AGREEMENT

083334

SHEET 2 OF 2

ADJACENT TO CITY BLOCK 108/68
PART OF COMMERCE STREET
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LOT 1A, CITY BLOCK 108/68
METROPOLITAN AT 1200 MAIN
A CONDOMINIUM
INST. NO. 200600173057
D.R.D.C.T.



FIELD STREET
(50' PUBLIC R.O.W.)

IND "NAIL"
S 67°30'00" W
15.00'
SEE DETAIL

IND "NAIL"
S 76°00'00" W
215.69'

COMMERCE STREET
(78.7' PUBLIC R.O.W.)

REVIEWED BY

JT 07-21-2008

BASIS OF BEARINGS:

All bearings shown hereon are based a bearing of South 14°00'00" East, for the East line of Metropolitan at 1200 Main, A Condominium, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600173057, Deed Records, Dallas County, Texas.

(For SPRG Use only)

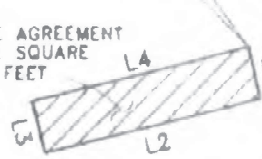
Reviewed By: _____
Date: _____
SPRG NO: 1436

LINE	DISTANCE	BEARING
L1	0.21'	S 14°00'00" E
L2	9.16'	S 76°00'00" W
L3	0.21'	N 14°00'00" W
L4	9.16'	N 76°00'00" E

PLACE OF BEGINNING

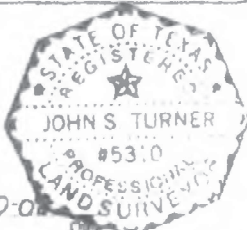
PLACE OF COMMENCING

LICENSE AGREEMENT
1.92 SQUARE
FEET



S 76°00'00" W
0.15'

DETAIL NOT TO SCALE



John S. Turner 7-30-08
John S. Turner R.P.L.S. #5310



Analytical Surveys, Inc.

"Registered Professional Land Surveyors"

707 Easy Street (972) 272-6227 Voice
Garland, Texas 75042 (972) 272-6407 Fax
John S. Turner R.P.L.S. 6310
www.analyticalinc.com

Job Number: 87607BEX-08 Date: 08-02-08 Drafter: JY

"A professional company operating in your best interest"

31733

210131

EXHIBIT 2
27416

SHEET 1 OF 2

LICENSE AGREEMENT

083334

ADJACENT TO CITY BLOCK 108/68
PART OF COMMERCE STREET
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 2.86 SQUARE FOOT LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, ADJACENT TO CITY BLOCK 108/68, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PART OF COMMERCE STREET, A 78.7 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS ESTABLISHED BY ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131, SURVEY DEPARTMENT RECORDS, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1A, CITY BLOCK 108/68, METROPOLITAN AT 1200 MAIN, A CONDOMINIUM, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 200600173057, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF SAID COMMERCE STREET, WITH THE WEST LINE OF FIELD STREET, A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS ESTABLISHED BY SAID ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131;

THENCE SOUTH 76°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 25.17 FEET TO THE **PLACE OF BEGINNING**, FROM WHICH A FOUND "NAIL" BEARS NORTH 58°58'34" WEST, A DISTANCE OF 282.72 FEET;

THENCE SOUTH 14°00'00" EAST, A DISTANCE OF 2.86 FEET TO A POINT FOR CORNER;

THENCE SOUTH 76°00'00" WEST, A DISTANCE OF 1.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 14°00'00" WEST, A DISTANCE OF 2.86 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID LOT 1A AND SAID COMMERCE STREET, FROM WHICH A FOUND "NAIL" BEARS SOUTH 78°00'00" WEST, A DISTANCE OF 198.83 FEET;

THENCE NORTH 78°00'00" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.86 SQUARE FEET OF LAND.

REVIEWED BY

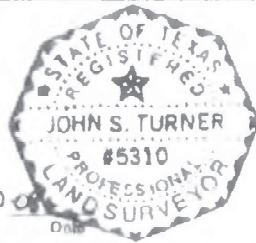
JJ 07-31-2008

(For SPRG use only)

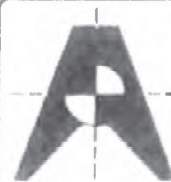
Reviewed By: _____
Date: _____
SPRG NO: 1435

BASIS OF BEARINGS:

All bearings shown hereon are based a bearing of South 14°00'00" East, for the East line of Metropolitan at 1200 Main, A Condominium, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in instrument No. 200600173057, Deed Records, Dallas County, Texas.



John S. Turner 7-30-08
John S. Turner, R.P.L.S. #5310



Analytical Surveys, Inc.

"Registered Professional Land Surveyors"

707 Easy Street (872) 272-4227 Voice
Garland, Texas 75042 (872) 272-4407 Fax

John S. Turner R.P.L.S. 5310
www.analyticalinc.com

Job Number: 87507CEX-08 Date: 06-02-08 Drafter: JY

"A professional company operating in your best interest"

31733

210131

EXHIBIT A TRACT 3

SHEET 2 OF 2

LICENSE AGREEMENT

ADJACENT TO CITY BLOCK 108/68
PART OF COMMERCE STREET
CITY OF DALLAS, DALLAS COUNTY, TEXAS

033884

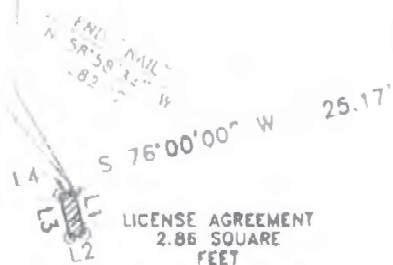


LOT 1A, CITY BLOCK 108/68
METROPOLITAN AT 1200 MAIN
A CONDOMINIUM
INST. NO. 200600173057
D.R.D.C.T.

FIELD STREET
(50' PUBLIC R.O.W.)

PLACE OF COMMENCING

PLACE OF BEGINNING



LICENSE AGREEMENT
2.86 SQUARE FEET

REVIEWED BY

JT 07-31-2008

END "NAIL"
S 76°00'00"
198 P.S.

COMMERCE STREET
(78.7' PUBLIC R.O.W.)

(For SPRG use only)

Reviewed By: _____

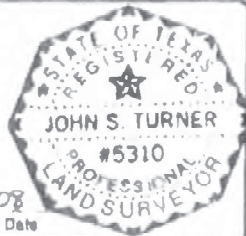
Date: _____

SPRG NO: 1435

LINE	DISTANCE	BEARING
L1	2.86'	S 14°00'00" E
L2	1.00'	S 76°00'00" W
L3	2.86'	N 14°00'00" W
L4	1.00'	N 76°00'00" E

BASIS OF BEARINGS:

All bearings shown hereon are based a bearing of South 14°00'00" East, for the East line of Metropolitan at 1200 Main, A Condominium, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600173057, Deed Records, Dallas County, Texas.



John S. Turner 7-30-08
John S. Turner, R.P.L.S. #5310 Date



Analytical Surveys, Inc.

"Registered Professional Land Surveyors"

707 Easy Street (972) 272-4287 Voice
Garland, Texas 75042 (972) 272-6407 Fax

John B. Turner R.P.L.S. 5310

www.analyticalsurveys.com

Job Number: 87507CEX-08 Date: 06-02-08 Drafter: JY

"A professional company operating in your best interest"

31733

210131

TRACT

27416

SHEET 1 OF 2

LICENSE AGREEMENT

083334

ADJACENT TO CITY BLOCK 108/68
PART OF COMMERCE STREET
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 51 SQUARE FOOT LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO 495, ADJACENT TO CITY BLOCK 108/68, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PART OF COMMERCE STREET, A 78.7 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS ESTABLISHED BY ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131, SURVEY DEPARTMENT RECORDS, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1A, CITY BLOCK 108/68, METROPOLITAN AT 1200 MAIN, A CONDOMINIUM, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO 200600173057, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF SAID COMMERCE STREET, WITH THE WEST LINE OF FIELD STREET, A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY, AS ESTABLISHED BY SAID ORDINANCE BOOK 1-A, YEARS 1873-1882, PAGE 131;

THENCE SOUTH 76°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 26.73 FEET TO THE PLACE OF BEGINNING, FROM WHICH A FOUND "NAIL" BEARS NORTH 58°45'03" WEST, A DISTANCE OF 281.62 FEET;

THENCE SOUTH 14°00'00" EAST, A DISTANCE OF 5.67 FEET TO A POINT FOR CORNER;

THENCE SOUTH 76°00'00" WEST, A DISTANCE OF 9.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 14°00'00" WEST, A DISTANCE OF 5.67 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID LOT 1A AND SAID COMMERCE STREET, FROM WHICH A FOUND NAIL BEARS SOUTH 76°00'00" WEST, A DISTANCE OF 189.27 FEET;

THENCE NORTH 76°00'00" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 9.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 51.00 SQUARE FEET OF LAND.

REVIEWED BY

for 07-31-2008

(For SPRG use only)

Reviewed By: _____
Date: _____
SPRG NO: 1438

BASIS OF BEARINGS:

All bearings shown hereon are based a bearing of South 14°00'00" East, for the East line of Metropolitan at 1200 Main, A Condominium, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600173057, Deed Records, Dallas County, Texas

John S. Turner
John S. Turner, R.P.L.S. #5310



Job Number: 87507DEX-08 Date: 08-02-08 Drafter: JY
"A professional company operating in your best interest"

Analytical Surveys, Inc.

"Registered Professional Land Surveyors"
707 Easy Street (972) 272-8287 Voice
Gardland, Texas 75042 (972) 272-4407 Fax
John S. Turner, R.P.L.S. 5310
www.analyticalinc.com

31733 *1046*

210131

SHEET 2 OF 2

LICENSE AGREEMENT

083334

ADJACENT TO CITY BLOCK 108/68
PART OF COMMERCE STREET
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LOT 1A, CITY BLOCK 108/68
METROPOLITAN AT 1200 MAIN
A CONDOMINIUM
INST. NO. 200800173057
D.R.D.C.T.

FIELD STREET
(50' PUBLIC R.O.W.)

PLACE OF COMMENCING

PLACE OF BEGINNING



LICENSE AGREEMENT
51.00 SQUARE
FEET

COMMERCE STREET
(78.7' PUBLIC R.O.W.)

REVIEWED BY

JR 07 31 2008

(For SPRG use only)

Reviewed By: _____
Date: _____
SPRG NO: 1438

LINE	DISTANCE	BEARING
L1	5.67'	S 14°00'00" E
L2	9.00'	S 76°00'00" W
L3	5.67'	N 14°00'00" W
L4	9.00'	N 76°00'00" E

BASIS OF BEARINGS:

All bearings shown hereon are based a bearing of South 14°00'00" East, for the East line of Metropolitan at 1200 Main, A Condominium, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200800173057, Deed Records, Dallas County, Texas.

John S. Turner
John S. Turner, R.P.L.S. #5310

Date



Analytical Surveys, Inc.

"Registered Professional Land Surveyors"
707 Easy Street (972) 272-8287 Voice
Garland, Texas 75042 (972) 272-8407 Fax
John S. Turner, R.P.L.S. #5310
www.analyticalinc.com

Job Number 87507DEX-08 Date: 06-02-08 Drafter JY

"A professional company operating in your best interest"