

28584

ORDINANCE NO. _____

An ordinance granting a private license to 1600 Main Street Holdings, L.P. to occupy, maintain, and utilize portions of Main Street and Commerce Street rights-of-way located near the intersection of Main Street and Ervay Street adjacent to City Block 122/77 within the limits hereinafter more fully described, for the purposes of installing, using and maintaining two canopies, two flag poles and an existing basement; providing for the terms and conditions of this license; providing for the annual compensation to be paid to the City of Dallas; providing for payment of the publication fee; and providing an effective date of this license and ordinance.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That a private license, hereinafter referred to as "license", subject to the restrictions and conditions of this ordinance, is hereby granted to 1600 Main Street Holdings, L.P., a Texas limited partnership, its successors and assigns, hereinafter referred to as "**GRANTEE**" to occupy, maintain, and utilize for the purpose set out hereinbelow the tracts of land described in Exhibit A, hereinafter referred to as "licensed area" which is attached hereto and made a part hereof.

SECTION 2. That this license is granted for a term of forty (40) years, unless sooner terminated according to other terms and provisions herein contained.

SECTION 3. That **GRANTEE** shall pay to the City of Dallas the sum of **TWO THOUSAND EIGHT HUNDRED THIRTY-NINE AND NO/100 (\$2,839.00) DOLLARS** annually for the license herein granted, said sum to become due and payable on the 2nd day of January each year, in advance, during the term hereof, and shall cover the annual fee for the area licensed for use of an existing basement and two flag poles; provided that the first annual payment due hereunder in the sum of TWO THOUSAND EIGHT HUNDRED THIRTY-NINE AND NO/100 (\$2,839.00) DOLLARS shall become due and payable upon the final passage of this ordinance and shall cover the consideration for 2012. **GRANTEE** shall also pay to the City of Dallas the additional sum of **TWO THOUSAND AND NO/100 (\$2,000.00) DOLLARS** for the area licensed for use of two canopies; provided, however, that this amount shall be a one-time fee

pursuant to the special fees established by Section 43-115.1 of the Dallas City Code and shall become due and payable upon the final passage of this ordinance. Such consideration shall be in addition to and exclusive of any other taxes or special assessments required by law to be paid by **GRANTEE**. Should **GRANTEE** fail to pay the above stated annual fee within sixty (60) days of the due date, the Director of Sustainable Development and Construction may terminate this license. All sums payable to the City of Dallas hereunder shall be paid to the City Controller of the City of Dallas and deposited in Fund 0001, Agency DEV, Org. 1180, Revenue Source 8200. In the event **GRANTEE's** check for the license fee is dishonored, **GRANTEE** shall pay to the City a processing fee of \$25.00 for each dishonored check. Additionally, all monies owed to the City under this license shall be subject to the assessment of interest at a rate of 10% a year from the day after any monies become due until it is paid in full, in accordance with Section 2-1.1 of the Dallas City Code.

SECTION 4. That the licensed area shall be used by **GRANTEE** for the following purpose under the direction of the Director of Sustainable Development and Construction of the City of Dallas: installing, using and maintaining two canopies as to the area shown in Exhibit A, Tracts 1 and 2, and two flag poles as to the area shown in Exhibit A, Tract 3, and using and maintaining an existing basement as to the area shown in Exhibit A, Tract 4.

SECTION 5. That this license is subject to the provisions set forth in EXHIBIT B, attached hereto and made a part hereof.

SECTION 6. That this license is nonexclusive and is made expressly subject and subordinate to the right of the City to use the licensed area for any public purpose. The Governing Body of the City of Dallas reserves the right by resolution duly passed by said Governing body, to terminate and cancel this license upon giving **GRANTEE** sixty (60) days notice of its intent to cancel. Upon termination, all rights granted hereunder shall thereupon be considered fully terminated and cancelled and the City of Dallas shall not be held liable by reason thereof. Said resolution shall be final and shall not be subject to review by the Courts. **GRANTEE** shall have the right of cancellation upon giving the City of Dallas sixty (60) days written notice of its intention to cancel, and in either event upon the termination or cancellation by the City or **GRANTEE**, as the case

may be, this license shall become null and void and **GRANTEE** or anyone claiming any rights under this instrument shall remove, to the extent required by the Director of Sustainable Development and Construction, any improvements and encroachments from the licensed area at **GRANTEE's** expense. Failure to do so shall subject **GRANTEE** to the provisions contained in EXHIBIT B, Subsection (a). All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Sustainable Development and Construction.

SECTION 7. That the license is subject to the following conditions, terms and reservations:

- a) **GRANTEE** shall ensure flag poles and canopies maintain a minimum 8ft clearance above the sidewalk and shall comply with Sections 43-26 thru 43-30 of the Dallas City Code.
- b) **GRANTEE** shall obtain a street cut permit from Public Works at 214-948-4445 if any construction will be performed in the City of Dallas right-of-way.
- c) **GRANTEE** shall maintain a 24-inch clearance of existing underground Atmos facilities. If this distance cannot be maintained, facilities shall be relocated at **GRANTEE's** expense. Call 1-800-DIG-TESS prior to any excavation. **GRANTEE** shall take precaution to prevent damage to Atmos facilities. Atmos retains all easement rights.
- d) Any awnings and canopies licensed shall be without a premise or non-premise sign.

SECTION 8. That this license is subject to the requirements of all other applicable City of Dallas codes and ordinances.

SECTION 9. That the license granted hereby shall not become effective until and unless **GRANTEE** files a final acceptance, in writing, to the terms and conditions of this ordinance with the Director of Sustainable Development and Construction and said written acceptance shall be forwarded to the City Secretary of the City of Dallas. In the

event said written final acceptance is not filed within six (6) months after the passage of this ordinance as provided for herein, then the Director of Sustainable Development and Construction, or her designee, may terminate this license.

SECTION 10. That upon receipt of **GRANTEE's** final written acceptance, the Director of Sustainable Development and Construction, or her designee, is hereby authorized to execute a NOTICE OF LICENSE and to file same in the deed records of Dallas County, Texas. Additionally, the Director of Sustainable Development and Construction, or her designee, is hereby authorized to execute a cancellation of Notice of License upon termination by the City or **GRANTEE** and to file such cancellation of Notice of License in the deed records of Dallas County, Texas.

SECTION 11. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 12. That this license may not be assigned without prior written approval from the Director of Sustainable Development and Construction, or her designee. Such assignment shall recite that it is subject to the terms, restrictions, and conditions contained in this ordinance. The assignee shall deliver evidence of ownership of property abutting the licensed area, and a copy of the assignment, along with the assignee's written acceptance of the provisions of this ordinance, to the Director of Sustainable Development and Construction within 10 days of such assignment; said assignment and written acceptance shall be forwarded to the City Secretary of the City of Dallas. Should **GRANTEE** fail to obtain prior written approval for assignment of this license or fail to provide the City of Dallas with the required written acceptance and a copy of the assignment, the Director of Sustainable Development and Construction, or her designee, may terminate this license.

SECTION 13. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Sustainable Development and Construction, or her designee. Upon receipt of the fee for the year 2012, an acceptable certificate of insurance, and the fee for publishing this ordinance which **GRANTEE** shall likewise pay, the Director of Sustainable Development and Construction, or her designee, shall deliver to **GRANTEE** the certified copy of this ordinance. The Director

28584

120942

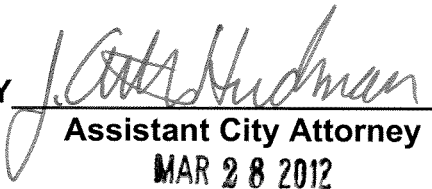
of Sustainable Development and Construction, or her designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 14. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
THOMAS P. PERKINS, JR.
City Attorney

THERESA O'DONNELL
Director of Sustainable Development and
Construction

BY


Assistant City Attorney
MAR 28 2012

BY


Assistant Director

Passed _____.

28584

EXHIBIT A-TRACT 1
AERIAL LICENSE AGREEMENT
MAIN STREET
BLOCK 122/77

120942

Being a 162 square foot (0.0037 acre) tract of land out of the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, being a part of Main Street (79.5' Right-of-Way), adjacent to Lot 7, Block 122/77, Smith, Murphy and Martin's Addition, an addition to the City of Dallas, according to the plat recorded in Volume 143, Page 403, Map Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a "V" cut in concrete found for corner at the southeast corner of a tract of land conveyed to Holtze Magnolia, LLLP by Special Warranty Deed recorded in Volume 98181, Page 7096, Deed Records, Dallas County, Texas, and being the southwest corner of a tract of land (Tract I) conveyed to 1600 Main Street Holdings, LP by Special Warranty Deed recorded in Document No. 200900261529, Official Public Records, Dallas County, Texas, said "V" being in the north line of Commerce Street (78.7' Right-of-Way), and being North 76° 00' 00" East a distance of 188.00 feet from the intersection of the north line of said Commerce Street and the east line of Akard Street (50' Right-of-Way);

THENCE North 14° 00' 00" West, departing the north line of said Commerce Street, along the east line of said Holtze Magnolia tract and the west line of said 1600 Main Street Holdings tract a distance of 100.00 feet to a point for corner in the south line of a tract of land conveyed to the City of Dallas by Special Warranty Deed recorded in Volume 93005, Page 442, Deed Records, Dallas County, Texas;

THENCE North 76° 00' 00" East along the south line of said City of Dallas tract and a tract of land conveyed to Main Street Investors Joint Venture by Special Warranty Deed recorded in Volume 2002010, Page 12087, Deed Records, Dallas County, Texas and the north line of said 1600 Main Street Holdings tract a distance of 69.50 feet to a point for corner, said point being the southwest corner of Lot 8A, Block 77, Eureka Holdings Addition, an addition to the City of Dallas, according to the plat recorded in Volume 2004244, Page 156, Official Public Records, Dallas County, Texas and the southeast corner of said Main Street Investors tract;

THENCE North 14° 00' 00" West along the east line of said Main Street Investors tract and the west line of said Lot 8A a distance of 100.00 feet to a point for corner in the south line of said Main Street, said point being the northwest corner of said Lot 8A and the northeast corner of said Main Street Investors tract;

THENCE North 76° 00' 00" East along the south line of said Main Street a distance of 120.06 feet to a point for corner in the north line of a tract of land conveyed to 1600 Main Street Holdings, LP by Special Warranty Deed recorded in Document No. 20080277271, Official Public Records, Dallas County, Texas and the **POINT OF BEGINNING**;

THENCE North 14° 00' 00" West, departing the south line of said Main Street, a distance of 9.00 feet to an "X" cut set for corner;

THENCE North 76° 00' 00" East, 9.00 feet north of and parallel to the south line of said Main Street, a distance of 18.00 feet to an "X" cut set for corner;

REVIEWED BY
J2 05.05.2011
SPRG-2123

28584

EXHIBIT A-TRACT 1

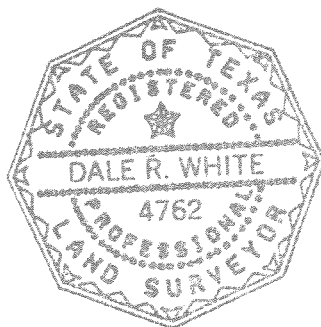
AERIAL LICENSE AGREEMENT
MAIN STREET
BLOCK 122/77

120942

THENCE South 14° 00' 00" East a distance of 9.00 feet to a point for corner in the south line of said Main Street and the north line of said 1600 Main Street Holdings, LP tract (Document No. 20080277271);

THENCE South 76° 00' 00" West along the south line of said Main Street a distance of 18.00 feet to the **POINT OF BEGINNING**, and containing 162 Square Feet or 0.0037 Acres of land.

BASIS OF BEARINGS: Bearings are based on the south line of Main Street (N76°00'00"E) as shown on plat of Lot 8A, Block 77, Eureka Holdings Addition, Volume 2004244, Page 156, Official Public Records, Dallas County, Texas.



DALE R. WHITE R.P.L.S. No. 4762
5/03/2011
05/04/2011 Revised

REVIEWED BY

05.05.1011
SPRG-2123

28584

120942

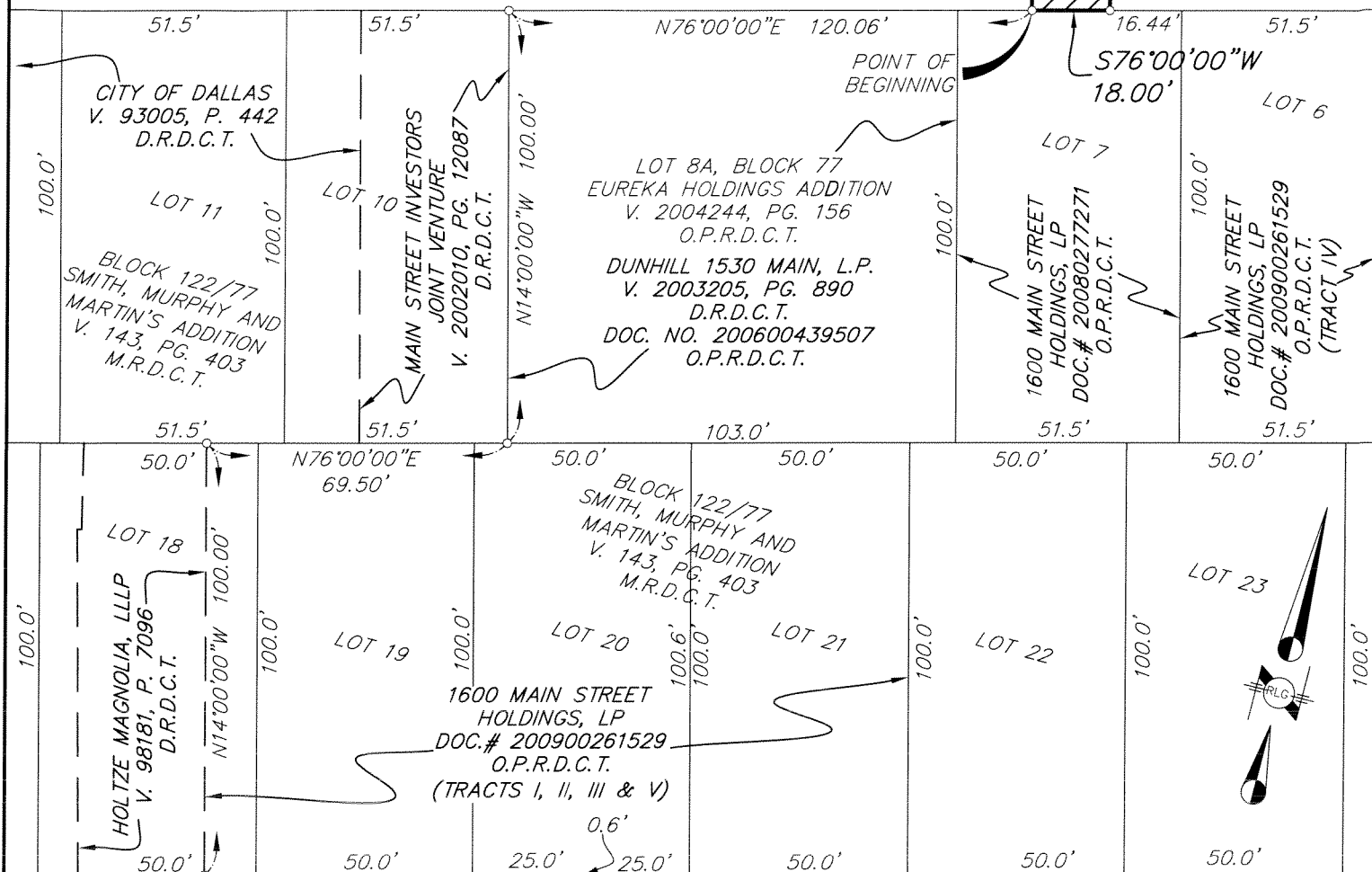
MAIN STREET

(79.5' RIGHT-OF-WAY)

162 SQUARE FEET
(0.0037 ACRES)

N76°00'00"E

18.00'

N14°00'00"W
9.00'S14°00'00"E
9.00'

COMMERCE STREET

(78.7' RIGHT-OF-WAY)

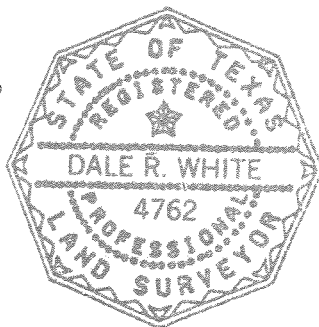
0 20 40 80

(FEET)

1 inch = 40 ft.

LEGEND

.....	PROPERTY LINE
.....	OWNERSHIP LINE
1/2"IRS / 1/2"IRF	1/2" IRON ROD SET / FOUND
MAGNS / MAGNF	MAG NAIL SET / FOUND
CMS / CMF	CHISELED "X" SET / FOUND
PKF / PKS	PK NAIL SET / FOUND
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS



REVIEWED BY

J2 05.05.2011
SPRG 2123

Dale R. White

DALE R. WHITE

R.P.L.S. NO. 4762

5/03/2011

5/04/2011 REVISED

BASIS OF BEARINGS: THE SOUTH LINE OF
MAIN STREET (N76°00'00"E) AS SHOWN ON
PLAT OF LOT 8A, BLOCK 77, EUREKA
HOLDINGS ADDITION, V. 2004244, PG. 156,
O.P.R.D.C.T.

RAYMOND L. GOODSON, JR., INC.
5445 LA SIERRA
SUITE 300 L.B.17
DALLAS, TX. 75231-4138
214-739-8100
rlg@rlginc.com

AERIAL LICENSE AGREEMENT MAIN STREET BLOCK 122/77

SHEET 3 OF 3

SCALE	1" = 40'	DATE	1/31/2011
JOB NO.	10376EX	E-FILE	10376EX4
		DWG NO.	25,383X

EXHIBIT A-TRACT 2
AERIAL LICENSE AGREEMENT
COMMERCE STREET
BLOCK 122/77
28584

120942

Being a 250 square foot (0.0057 acre) tract of land out of the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, being a part of Commerce Street (78.7' Right-of-Way), adjacent to Lot 20, Block 122/77, Smith, Murphy and Martin's Addition, an addition to the City of Dallas, according to the plat recorded in Volume 143, Page 403, Map Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a "V" cut in concrete found for corner at the southeast corner of a tract of land conveyed to Holtze Magnolia, LLLP by Special Warranty Deed recorded in Volume 98181, Page 7096, Deed Records, Dallas County, Texas, and being the southwest corner of a tract of land (Tract I) conveyed to 1600 Main Street Holdings, LP by Special Warranty Deed recorded in Document No. 200900261529, Official Public Records, Dallas County, Texas, said "V" being in the north line of Commerce Street (78.7' Right-of-Way), and being North 76° 00' 00" East a distance of 188.00 feet from the intersection of the north line of said Commerce Street and the east line of Akard Street (50' Right-of-Way);

THENCE North 76° 00' 00" East along the north line of said Commerce Street a distance of 87.00 feet to a point for corner;

THENCE South 14° 00' 00" East continuing along the north line of said Commerce Street a distance of 0.60 feet to an "X" cut set for corner at the southwest corner of a tract of land (Tract V) conveyed to 1600 Main Street Holdings, LP by Special Warranty Deed recorded in Document No. 200900261529 Official Public Records, Dallas County, Texas and the **POINT OF BEGINNING**;

THENCE North 76° 00' 00" East along the north line of said Commerce Street a distance of 25.00 feet to an "X" cut set for corner, said "X" being the southeast corner of said Tract V;

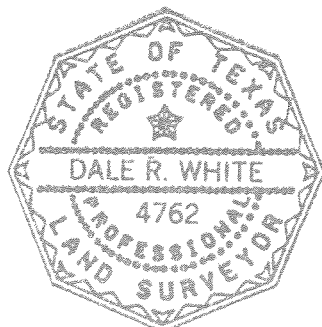
THENCE South 14° 00' 00" East, departing the north line of said Commerce Street, a distance of 10.00 feet to an "X" cut set for corner;

THENCE South 76° 00' 00" West, 10.00 feet south of and parallel to the north line of said Commerce Street, a distance of 25.00 feet to an "X" cut set for corner;

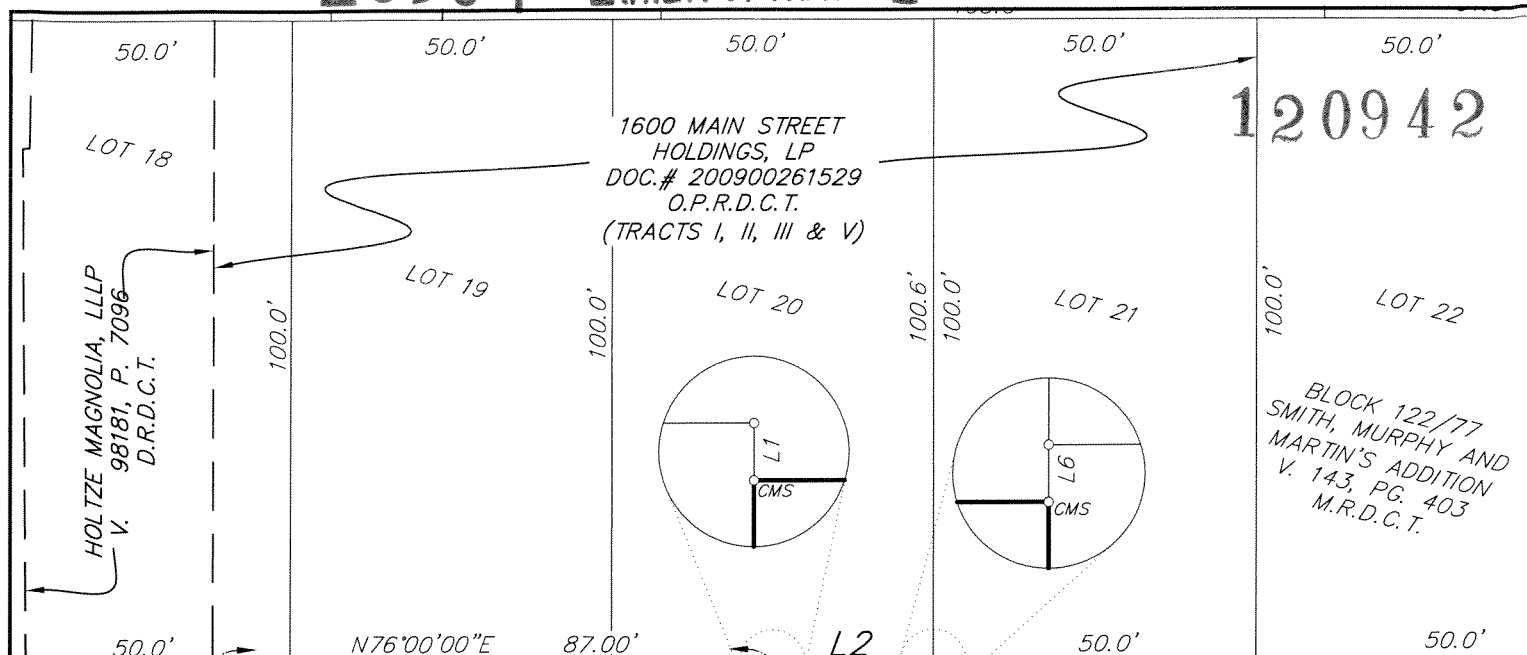
THENCE North 14° 00' 00" West a distance of 10.00 feet to the **POINT OF BEGINNING**, containing 250 Square Feet or 0.0057 Acres of land.

BASIS OF BEARINGS: Bearings are based on the south line of Main Street (N76°00'00"E) as shown on plat of Lot 8A, Block 77, Eureka Holdings Addition, Volume 2004244, Page 156, Official Public Records, Dallas County, Texas.

REVIEWED BY
JS 05.05.2011
SPRG 2124



Dale R. White
DALE R. WHITE R.P.L.S. No. 4762
1/31/2011
05/03/2011 Revised
05/04/2011 Revised



120942

1600 MAIN STREET
HOLDINGS, LP
DOC.# 200900261529
O.P.R.D.C.T.
(TRACTS I, II, III & V)

BLOCK 122/77
SMITH, MURPHY AND
MARTIN'S ADDITION
V. 143, PG. 403
M.R.D.C.T.

N76°00'00"E
188.00' FROM
AKARD STREET

POINT OF
COMMENCING

POINT OF
BEGINNING

L2
L3
L4
L5
CMS

COMMERCE STREET
(78.7' RIGHT-OF-WAY)

0 15 30 60
(FEET)
1 inch = 30 ft.

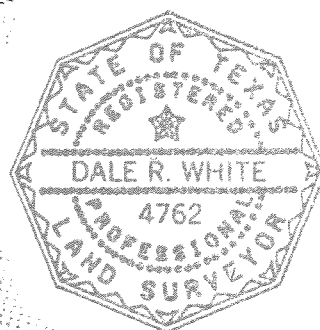
250 SQUARE FEET
0.0057 ACRES

LINE TABLE

LINE	BEARING	LENGTH
L1	S14°00'00"E	0.60'
L2	N76°00'00"E	25.00'
L3	S14°00'00"E	10.00'
L4	S76°00'00"W	25.00'
L5	N14°00'00"W	10.00'
L6	S14°00'00"E	0.60'

LEGEND

.....	PROPERTY LINE
.....	OWNERSHIP LINE
1/2"IRS / 1/2"IRF	1/2" IRON ROD SET / FOUND
MAGNS / MAGNF	MAG NAIL SET / FOUND
CMS / CMF	CHISELED "X" SET / FOUND
PKF / PKS	PK NAIL SET / FOUND
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS



Dale R. White
DALE R. WHITE R.P.L.S. NO. 4762
1/31/2011
05/03/2011 REVISED
05/04/2011 REVISED

REVIEWED BY

J. 05-05-2011
SPRG-2129

BASIS OF BEARINGS: THE SOUTH LINE OF
MAIN STREET (N76°00'00"E) AS SHOWN ON
PLAT OF LOT 8A, BLOCK 77, EUREKA
HOLDINGS ADDITION, V. 2004244, PG. 156,
O.P.R.D.C.T.

AERIAL LICENSE AGREEMENT COMMERCE STREET BLOCK 122/77

RAYMOND L. GOODSON, JR., INC.
5445 LA SIERRA
SUITE 300 L.B.17
DALLAS, TX. 75231-4138
214-739-8100
rlg@rlginc.com

SHEET 2 OF 2

SCALE	1" = 30'	DATE	1/31/2011
JOB NO.	10376	E-FILE	10376EX2
DWG NO.	25,381X		

28584

EXHIBIT A-TRACT 3

120942

AERIAL LICENSE AGREEMENT
COMMERCE STREET
BLOCK 122/77

Being a 101 square foot (0.0023 acre) tract of land out of the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, being a part of said Commerce Street (78.7' Right-of-Way), adjacent to Lot 21, Block 122/77, Smith, Murphy and Martin's Addition, an addition to the City of Dallas, according to the plat recorded in Volume 143, Page 403, Map Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a "V" cut in concrete found for corner at the southeast corner of a tract of land conveyed to Holtze Magnolia, LLLP by Special Warranty Deed recorded in Volume 98181, Page 7096, Deed Records, Dallas County, Texas, and being the southwest corner of a tract of land (Tract I) conveyed to 1600 Main Street Holdings, LP by Special Warranty Deed recorded in Document No. 200900261529, Official Public Records, Dallas County, Texas, said "V" being in the north line of Commerce Street (78.7' Right-of-Way), and being North 76° 00' 00" East a distance of 188.00 feet from the intersection of the north line of said Commerce Street and the east line of Akard Street (50' Right-of-Way);

THENCE the following calls along the north line of said Commerce Street:

North 76° 00' 00" East a distance of 87.00 feet to a point for corner;

South 14° 00' 00" East a distance of 0.60 feet to a point for corner;

North 76° 00' 00" East a distance of 25.00 feet to a point for corner;

North 14° 00' 00" West a distance of 0.60 feet to a point for corner;

North 76° 00' 00" East a distance of 13.88 feet to an "X" cut set for corner in the south line of a tract of land (Tract III) conveyed to 1600 Main Street Holdings, LP by Special Warranty Deed recorded in Document No. 200900261529, Official Public Records, Dallas County, Texas and the **POINT OF BEGINNING**;

North 76° 00' 00" East a distance of 21.83 feet to an "X" cut set for corner in the south line of said Tract III;

THENCE South 14° 00' 00" East, departing the north line of said Commerce Street, a distance of 9.00 feet to an "X" cut set for corner;

THENCE South 76° 00' 00" West, 9.00 feet south of and parallel to the north line of said Commerce Street, a distance of 3.00 feet to an "X" cut set for corner;

THENCE North 14° 00' 00" West a distance of 6.00 feet to an "X" cut set for corner;

THENCE South 76° 00' 00" West, 3.00 feet south and parallel to the north line of said Commerce Street, a distance of 15.83 feet to an "X" cut set for corner;

THENCE South 14° 00' 00" East a distance of 6.00 feet to an "X" cut set for corner;

REVIEWED BY
JP 05.05.2011
SPRG-2122

28584

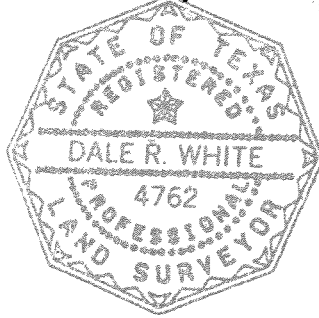
EXHIBIT A-TRACT 3
AERIAL LICENSE AGREEMENT
COMMERCE STREET
BLOCK 122/77


120942

THENCE South 76° 00' 00" West, 9.00 feet south and parallel to the north line of said Commerce Street, a distance of 3.00 feet to an "X" cut set for corner;

THENCE North 14° 00' 00" West a distance of 9.00 feet to the **POINT OF BEGINNING**, containing 101 Square Feet or 0.0023 Acres of land.

BASIS OF BEARINGS: Bearings are based on the south line of Main Street (N76°00'00"E) as shown on plat of Lot 8A, Block 77, Eureka Holdings Addition, Volume 2004244, Page 156, Official Public Records, Dallas County, Texas.

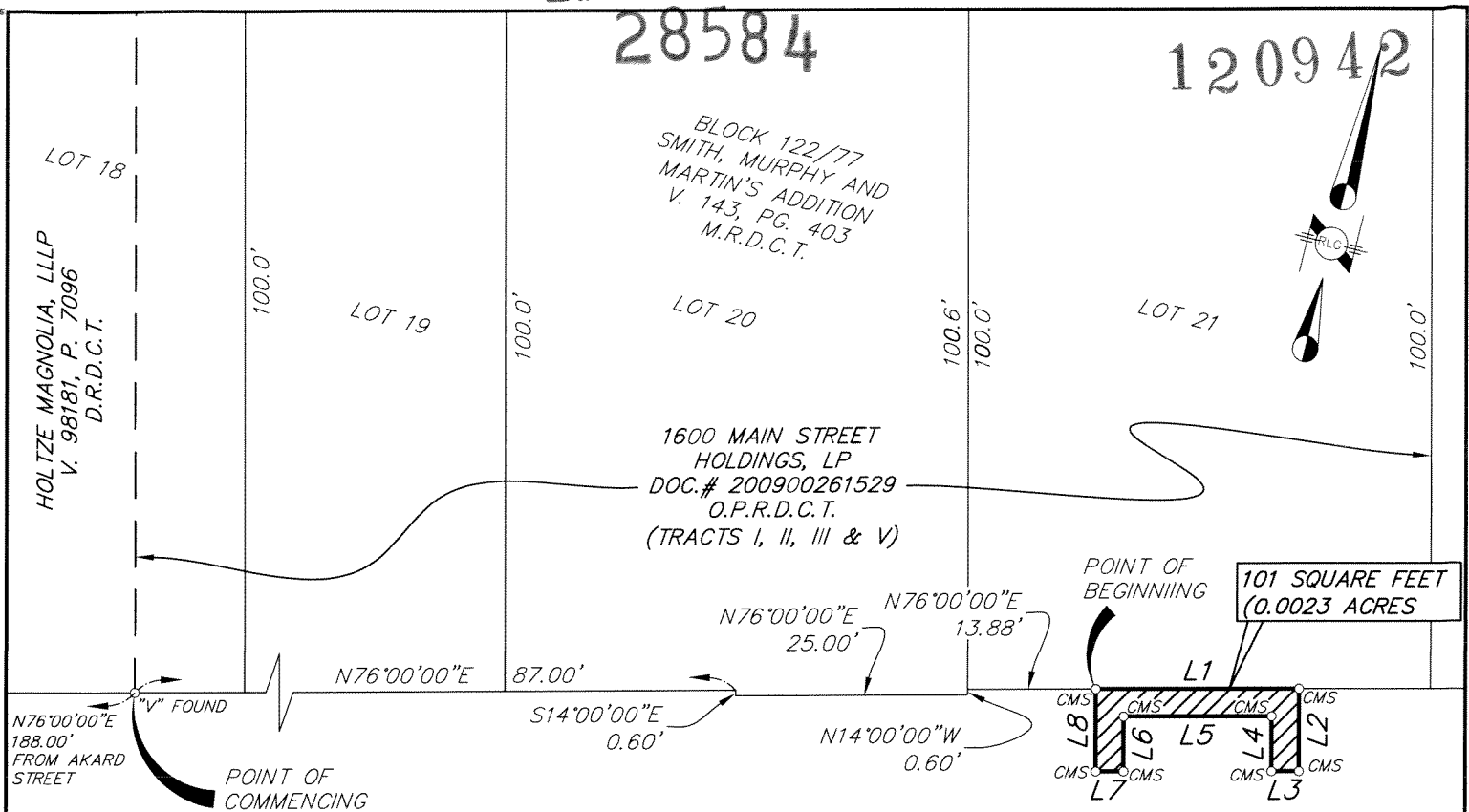



DALE R. WHITE R.P.L.S. No. 4762
5/03/2011
05/04/2011 Revised

REVIEWED BY
JZ 05.05.2011
SPR-2122

28584

120942



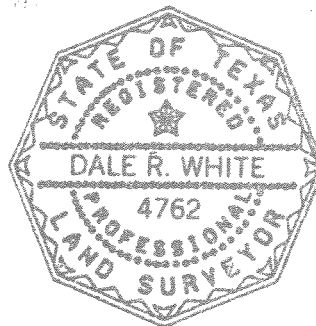
LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°00'00"E	21.83'
L2	S14°00'00"E	9.00'
L3	S76°00'00"W	3.00'
L4	N14°00'00"W	6.00'
L5	S76°00'00"W	15.83'
L6	S14°00'00"E	6.00'
L7	S76°00'00"W	3.00'
L8	N14°00'00"W	9.00'

LEGEND

.....	PROPERTY LINE
.....	OWNERSHIP LINE
1/2"IRS / 1/2"IRF	1/2" IRON ROD SET / FOUND
MAGNS / MAGNF	MAG NAIL SET / FOUND
CMS / CMF	CHISELED "X" SET / FOUND
PKF / PKS	PK NAIL SET / FOUND
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS

BASIS OF BEARINGS: THE SOUTH LINE OF MAIN STREET (N76°00'00"E) AS SHOWN ON PLAT OF LOT 8A, BLOCK 77, EUREKA HOLDINGS ADDITION, V. 2004244, PG. 156, O.P.R.D.C.T.

RAYMOND L. GOODSON, JR., INC.
5445 LA SIERRA
SUITE 300 L.B.17
DALLAS, TX. 75231-4138
214-739-8100
rlg@rlginc.com



DALE R. WHITE R.P.L.S. NO. 4762
5/03/2011
5/04/2011 REVISED

REVIEWED BY
JZ 05.05.1011
SPRB-1122

AERIAL LICENSE AGREEMENT COMMERCE STREET BLOCK 122/77

SHEET 3 OF 3

SCALE	1" = 20'	DATE	1/31/2011
JOB NO.	10376	E-FILE	10376EX3
DWG NO.	25,382X		

SUBSURFACE LICENSE AGREEMENT

MAIN STREET

BLOCK 122/77

28584

Being a 1,033 square foot (0.0237 acre) tract of land out of the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, being a part of Main Street (79.5' Right-of-Way), adjacent to Lots 5, 6 and 7, Block 122/77, Smith, Murphy and Martin's Addition, an addition to the City of Dallas, according to the plat recorded in Volume 143, Page 403, Map Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a "V" cut in concrete found for corner at the southeast corner of a tract of land conveyed to Holtze Magnolia, LLLP by Special Warranty Deed recorded in Volume 98181, Page 7096, Deed Records, Dallas County, Texas, and being the southwest corner of a tract of land (Tract I) conveyed to 1600 Main Street Holdings, LP by Special Warranty Deed recorded in Document No. 200900261529, Official Public Records, Dallas County, Texas, said "V" being in the north line of Commerce Street (78.7' Right-of-Way), and being North 76° 00' 00" East a distance of 188.00 feet from the intersection of the north line of said Commerce Street and the east line of Akard Street (50' Right-of-Way);

THENCE North 14° 00' 00" West, departing the north line of said Commerce Street, along the east line of said Holtze Magnolia tract and the west line of said 1600 Main Street Holdings tract a distance of 100.00 feet to a point for corner in the south line of a tract of land conveyed to the City of Dallas by Special Warranty Deed recorded in Volume 93005, Page 442, Deed Records, Dallas County, Texas;

THENCE North 76° 00' 00" East along the south line of said City of Dallas tract and a tract of land conveyed to Main Street Investors Joint Venture by Special Warranty Deed recorded in Volume 2002010, Page 12087, Deed Records, Dallas County, Texas and the north line of said 1600 Main Street Holdings tract a distance of 69.50 feet to a point for corner, said point being the southwest corner of Lot 8A, Block 77, Eureka Holdings Addition, an addition to the City of Dallas, according to the plat recorded in Volume 2004244, Page 156, Official Public Records, Dallas County, Texas and the southeast corner of said Main Street Investors tract;

THENCE North 14° 00' 00" West along the east line of said Main Street Investors tract and the west line of said Lot 8A a distance of 100.00 feet to a point for corner in the south line of said Main Street, said point being the northwest corner of said Lot 8A and the northeast corner of said Main Street Investors tract;

THENCE North 76° 00' 00" East along the south line of said Main Street a distance of 103.00 feet to a point at the northwest corner of a tract of land conveyed to 1600 Main Street Holdings, LP by Special Warranty Deed Recorded in Document No. 20080277271, Official Public Records, Dallas County, Texas, the northeast corner of said Lot 8A and the **POINT OF BEGINNING**;

THENCE North 14° 00' 00" West, departing the south line of said Main Street, a distance of 7.00 feet to an "X" cut in concrete set for corner;

THENCE North 76° 00' 00" East, 7.00 feet north of and parallel to said Main Street, a distance of 21.04 feet to an "X" cut in concrete set for corner;

THENCE South 15° 01' 58" East a distance of 4.89 feet to an "X" cut in concrete set for corner;

REVIEWED BY *SPRG* 07.07.2011
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SUBSURFACE LICENSE AGREEMENT

MAIN STREET

BLOCK 122/77

28584

THENCE North 74° 58' 02" East a distance of 18.50 feet to an "X" cut in concrete set for corner;

THENCE North 15° 01' 58" West a distance of 4.55 feet to an "X" cut in concrete set for corner;

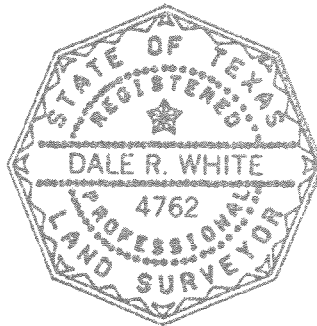
THENCE North 76° 00' 00" East, 7.00 feet north of and parallel to said Main Street, a distance of 56.45 feet to an "X" cut in concrete set for corner;

THENCE North 14° 00' 00" West a distance of 7.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

THENCE North 76° 00' 00" East, 14.00 feet north of and parallel to said Main Street, a distance of 32.00 feet to an "X" cut in concrete set for corner;

THENCE South 14° 00' 00" East a distance of 14.00 feet to a point for corner in the south line of said Main Street, said point being the northeast corner of a tract of land (Tract IV) conveyed to 1600 Main Street Holdings, LP by Special Warranty Deed recorded in Document No. 200900261529, Official Public Records, Dallas County, Texas;

THENCE South 76° 00' 00" West along the south line of said Main Street a distance of 128.00 feet to the **POINT OF BEGINNING**, containing 1,033 Square Feet or 0.0237 Acres of land.



Dale R. White
 Dale R. White R.P.L.S. No. 4762
 5/03/2011
 05/04/2011 Revised
 05/05/2011 Revised
 05/25/2011 Revised
 06/21/2011 Revised

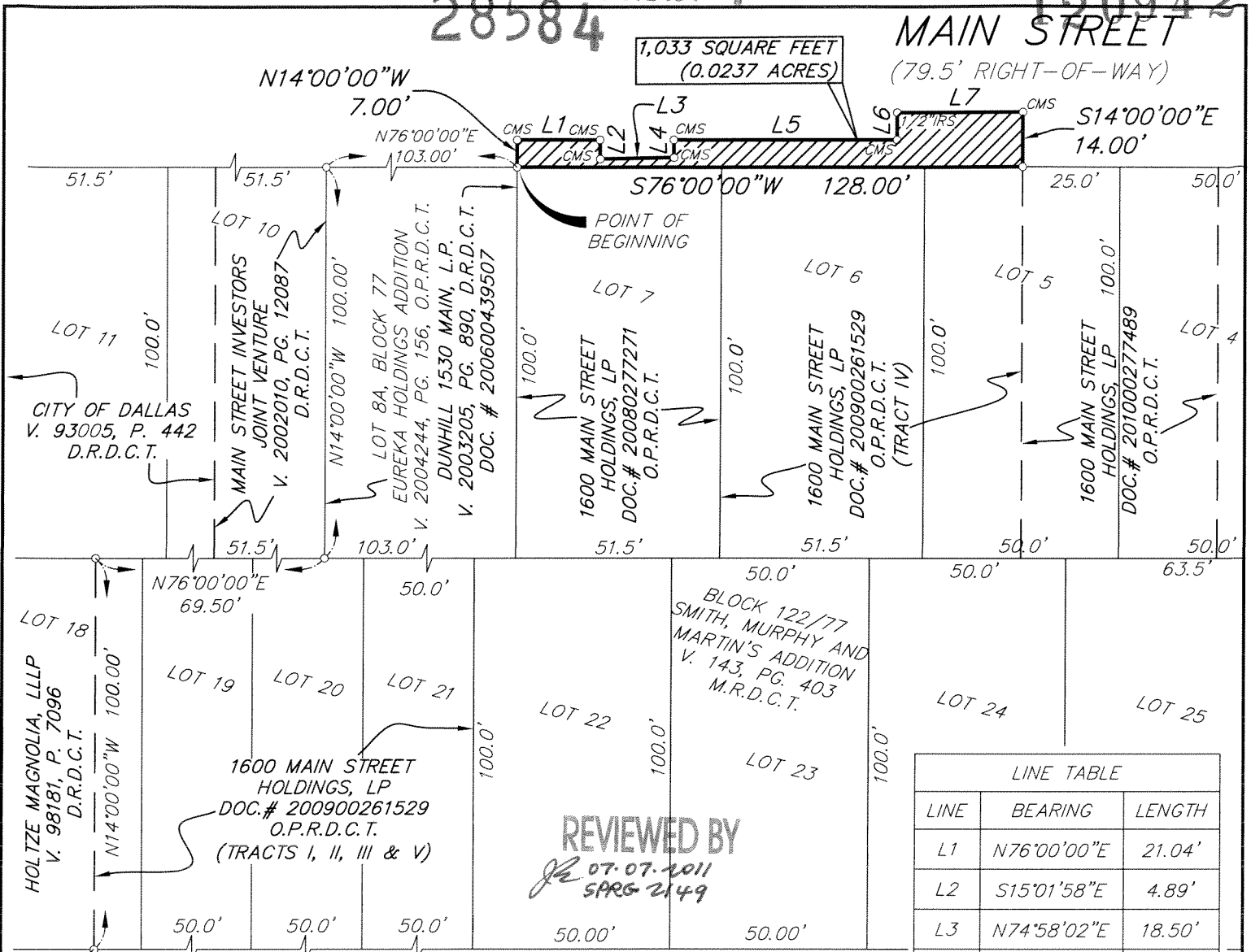
BASIS OF BEARINGS: Bearings are based on the south line of Main Street (N76°00'00"E) as shown on plat of Lot 8A, Block 77, Eureka Holdings Addition, Volume 2004244, Page 156, Official Public Records, Dallas County, Texas.

CONTROLLING MONUMENTS:

Chiseled "X" in concrete found for the southwest corner of Lot 15, Block 122/17, Smith, Murphy & Martin's Addition, Volume 143, Page 403,

Brass property line marker found at the intersection of the south line of Commerce Street and the west line of Ervay Street.

REVIEWED BY *JR* 07.07.2011
 SPRG-2149



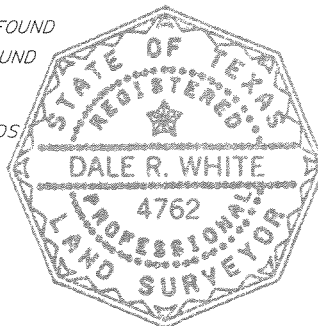
N76°00'00"E
188.00'
FROM AKARD STREET

POINT OF COMMENCING

LEGEND

- PROPERTY LINE
- OWNERSHIP LINE
- 1/2"IRS / 1/2"IRF 1/2" IRON ROD SET / FOUND
- CMS / CMF CHISELED "X" SET / FOUND
- D.R.D.C.T. DEED RECORDS
DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS
DALLAS COUNTY, TEXAS

COMMERCE STREET
(78.7' RIGHT-OF-WAY)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°00'00"E	21.04'
L2	S15°01'58"E	4.89'
L3	N74°58'02"E	18.50'
L4	N15°01'58"W	4.55'
L5	N76°00'00"E	56.45'
L6	N14°00'00"W	7.00'
L7	N76°00'00"E	32.00'



(FEET)

1 inch = 40 ft.

BASIS OF BEARINGS: THE SOUTH LINE OF MAIN STREET (N76°00'00"E) AS SHOWN ON PLAT OF LOT 8A, BLOCK 77, EUREKA HOLDINGS ADDITION, V. 2004244, PG. 156, O.P.R.D.C.T.

CONTROLLING MONUMENTS:
CHISELED "X" IN CONCRETE FOUND FOR THE SOUTHWEST CORNER OF LOT 15, BLOCK 122/17, SMITH, MURPHY & MARTIN'S ADDITION, VOL. 143, PG. 403.

BRASS PROPERTY LINE MARKER FOUND AT THE INTERSECTION OF THE SOUTH LINE OF COMMERCE STREET AND THE WEST LINE OF ERVAY STREET.

RAYMOND L. GOODSON, JR., INC.
5445 LA SIERRA
SUITE 300 L.B.17
DALLAS, TX. 75231-4138
214-739-8100
rlg@rlginc.com

SUBSURFACE LICENSE AGREEMENT MAIN STREET BLOCK 122/77

SHEET 3 OF 3

SCALE	1" = 40'	DATE	3/15/2011
JOB NO.	10376EX	E-FILE	10376EX7
DWG NO.	25,405X		

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

That this license is granted subject to the following additional conditions, terms and reservations:

- (a) That at such time as this license is terminated or canceled for any reason whatsoever, **GRANTEE**, upon orders issued by the City acting through the Director of Sustainable Development and Construction, or designee, shall remove all installations, improvements and appurtenances owned by it situated in, under or attached to the licensed area, and shall restore the premises to its former condition in accordance with the requirements of the Director of Sustainable Development and Construction at the sole cost of **GRANTEE**. In the event, upon termination of this license, **GRANTEE** shall fail to remove its installations, improvements and appurtenances and to restore the licensed area in compliance with orders issued by City, or such work is not done to the satisfaction of the Director of Sustainable Development and Construction, then in either event the City shall have the right to do all work necessary to restore said area to its former condition or cause such work to be done, and to assess the cost of all such work against **GRANTEE**; in neither event shall the City of Dallas be liable to **GRANTEE** on account thereof.
- (b) It is further understood that if and when the City of Dallas, in the exercise of its discretion, shall determine that the grade of any street, sidewalk or parkway should be modified or changed, or that any other work should be done in connection with any public improvement which will affect the licensed area, and/or any of **GRANTEE's** installations and improvements thereon, any modifications or changes to **GRANTEE's** facilities in the licensed area or in construction or reconstruction of any public improvement attributable to **GRANTEE's** use of the licensed area and/or its installations and improvements thereon, shall be made at the sole expense of **GRANTEE** and to the satisfaction of the Director of Sustainable Development and Construction.
- (c) At such time as this license is granted, it is agreed, and a condition hereof, that **GRANTEE** shall procure and keep in full force and effect **Commercial General Liability Insurance** coverage issued by an insurance company authorized and approved by the State of Texas, acceptable to the City of Dallas and issued in the standard form approved by the Texas Department of Insurance. The insured provisions of this policy must name the City of Dallas as an additional insured protecting the City of Dallas against any and all claims for damages to persons or property as a result of or arising out of the use, operation and maintenance by **GRANTEE** of the licensed area and **GRANTEE's** installations, improvements, landscaping and equipment in connection therewith and located therein. The Commercial General Liability coverage must include, but not limited to, Premises/Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limits of not less than \$500,000 per occurrence and \$500,000 annual aggregate. This insurance shall also include coverage for underground, explosion and collapse hazards (i.e. not excluded). If this insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

twelve (12) months following termination of this license and removal of the installations, improvements and appurtenances and restoration of the licensed area pursuant to paragraph (a) above. Coverage, including any renewals, shall contain the same retroactive date as the original policy applicable to this license. The City of Dallas reserves the right to review the insurance requirements set forth herein during the effective term of the license and to adjust insurance coverages and their limits when deemed necessary and prudent by the City of Dallas' Risk Management based upon changes in statutory law, court decisions, or the claims history of the industry as well as the City of Dallas.

1. **GRANTEE** agrees that with respect to the above required insurance, all insurance contracts and certificates of insurance will contain and state, in writing, that coverage shall not be canceled, nonrenewed or materially changed except after thirty (30) days written notice by certified mail to Department of Sustainable Development and Construction.
 2. **GRANTEE** shall carry said insurance at its expense and shall furnish the City of Dallas proof of such insurance. In the event said insurance should terminate during the licensing term hereof, or **GRANTEE** fails to furnish proof of insurance coverage in accordance with the specifications as required by this section, the Director of Sustainable Development and Construction, or designee, may terminate the license granted herein.
- (d) **GRANTEE** is prohibited from using the licensed area in any manner which violates Federal, State or local laws, regulations, rules and orders, regardless of when they become or became effective, including without limitation, those related to health, safety, noise, environmental protection, waste disposal and water and air quality, and shall provide satisfactory evidence of compliance upon the request of the City of Dallas. Should any discharge, leakage, spillage, emission or pollution of any type occur upon or from the licensed area due to **GRANTEE's** use and occupancy thereof, **GRANTEE**, at its expense, shall be obligated to clean up the licensed area to the satisfaction of the City of Dallas and any governmental body having jurisdiction thereover. The City of Dallas may, at its option, clean the licensed area. If the City of Dallas elects to do so, **GRANTEE** shall promptly pay to the City of Dallas the reasonable cost of such cleanup upon receipt of bills therefore. **GRANTEE** agrees that the indemnity provisions contained in paragraph (g) herein shall be fully applicable to the requirements of this paragraph, in event of **GRANTEE's** breach of this paragraph, or as a result of any such discharge, leakage, spillage, emission or pollution arising out of the **GRANTEE's** use of the licensed area.
- (e) This license is subject to all State laws, the provisions of the Charter of the City of Dallas as it now exists, or may hereafter be adopted or amended, and the ordinances of the City of Dallas now in effect or those which may hereafter be passed or adopted. The City of Dallas shall have the right to increase or decrease the compensation to be charged for the use contemplated by this grant in

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

accordance with the provisions of the Dallas City Code as it now exists, or as may hereafter be adopted or amended.

- (f) The Governing Body of the City of Dallas reserves the right, at any time without notice, to terminate and cancel this license, by resolution, upon a finding by the Governing Body that this license is inconsistent with the public use of the property or whenever the purpose or use of the license is likely to become a nuisance and all rights granted hereunder shall thereupon be considered fully terminated and canceled and the City of Dallas shall not be held liable by reason thereof. The decision of the Governing Body of the City in this matter shall be final and binding upon all parties insofar as the City's determination as to whether the **GRANTEE's** use of this license constitutes a nuisance or is inconsistent with the public use of the property.
- (g) As a condition hereof, **GRANTEE** agrees and is bound to the extent allowed by law to defend, indemnify and hold the City of Dallas, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs and expenses for bodily injury (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the use, occupancy and maintenance of the licensed area or **GRANTEE's** installations and improvements within the licensed area, from any act or omission of any representative, agent, customer and/or employee of **GRANTEE**, or by **GRANTEE's** breach of any of the terms or provisions of this license, or by any negligent or strictly liable act or omission of **GRANTEE**, its officers, agents, employees or contractors in the use, occupancy and maintenance of **GRANTEE's** installations and improvements within the licensed area; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence or fault of the City of Dallas, its officers, agents, employees or separate contractors, and in the event of joint and concurring negligence or fault of both the **GRANTEE** and the City of Dallas, responsibility and liability, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to the City of Dallas under Texas law and without waiving any defenses of the parties under Texas law. This obligation to indemnify and defend shall also include any claim for damage that any utility or communication company, whether publicly or privately owned, may sustain or receive by reason of **GRANTEE's** use of the licensed area or **GRANTEE's** improvements and equipment located thereon. In addition to the foregoing, **GRANTEE** covenants and agrees never to make a claim of any kind or character whatsoever against the City of Dallas for damage of any kind that it may suffer by reason of the installation, construction, reconstruction, operation or maintenance of any public improvement, utility or communication facility on the licensed area, whether presently in place or which may in the future be constructed or installed, including but not limited to, any water or wastewater mains or storm sewer facilities, regardless of

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**EXHIBIT B
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whether such damage is due to flooding, infiltration, backflow or seepage caused from the failure of any installation, natural causes, City's negligence, or from any other cause whatsoever.

- (h) This license is subject to any existing utilities or communication facilities, including drainage, presently located within the licensed area, owned and/or operated by the City of Dallas or any utility or communications company, public or private, and to any vested rights presently owned by an utility or communications company, public or private, for the use of the licensed area for facilities presently located within the boundaries of said licensed area. It is the intent of the foregoing that this permission herein is made expressly subject to the utilization of the licensed area for communication and utility purposes, both public and private, including drainage, over, under, through, across and along the licensed area. No buildings shall be constructed or placed upon, over or across the licensed area in such a manner as to interfere with the operation of any utilities and communication facilities. All and any communication company and utility, both public and private, shall have the right to remove and keep removed all or parts of any buildings which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within the licensed area. All communication companies and utilities, both public and private, shall have the full right to remove and keep removed all parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system and shall at all times have the full right of ingress and egress to or from and upon the licensed area for the purpose of constructing, relocating, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.