

# Exhibit A

FIRE LANE EASEMENT ABANDONMENT  
LOT 9, BLOCK Y/6433  
SUBDIVISION OF PART OF BLOCK NO 6433  
J. MOONEYHAM SURVEY, ABSTRACT NO. 929  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 7,647 SQUARE FEET tract of land situated in the J. Mooneyham Survey, Abstract No. 929, City of Dallas Block Number Y/6433, City of Dallas, Dallas County, Texas, being part of Lot 9, Block Y/6433 of the Subdivision of Part of Block No 6433, an addition to the City of Dallas recorded in Volume 37, Page 5, Deed Records, Dallas County, Texas (DRDCT), as conveyed to the Cambridge School of Dallas by a special warranty deed with vendor's lien recorded in Instrument Number 201700130563 of the Official Public Records, Dallas County, Texas (OPRDCT), and being all of a 20 foot wide Fire Lane Easement recorded in Volume 68229, Page 1220 DRDCT, with the subject tract being more particularly described as follows:

COMMENCING at a 5/8" iron rod found at the intersection of the south line of Royal Lane, a 100 foot right-of-way by use and occupation and formerly known as County Road 101, with the east line of a 15 foot wide alley created by the final plat of Sparkman Club Estates No. 9, an addition recorded in Volume 44, Page 63 DRDCT, said rod being the northwest corner of Lot 6, Block Y/6433, Sparkman Club Estates No. 9;

THENCE S 89°17'58" W, along the south line of Royal Lane and the north line of said alley, passing at 15.00 feet the northwest corner thereof and the northeast corner of said Lot 9, and continuing along the north line thereof a total distance of 146.27 feet to a point for the POINT OF BEGINNING of the subject tract, being the northeast corner of said fire lane easement;

THENCE S 00°19'07" E, 48.89 feet into Lot 9, along the east line of said fire lane easement to a point for the southeast corner thereof;

THENCE S 89°45'05" W, 297.86 feet into Lot 9, along the south line of said fire lane easement to a point for the southwest corner thereof;

THENCE through Lot 9, along the west line of said fire lane easement, around a tangent curve to the right having a central angle of 92°51'29", a radius of 44.00 feet, a chord of N 43°49'11" W – 63.76 feet, an arc length of 71.31 feet to a point on the north line of Lot 9 and the south line of Royal Lane, for the northwest corner of said fire lane easement, and from which a 1/2" iron rod with plastic cap found for the upper northwest corner of Lot 9 bears S 89°17'58" W, 69.63 feet;

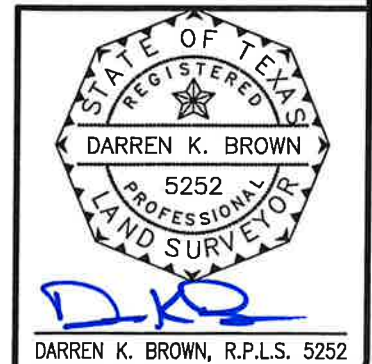
PAGE 1 OF 3

(For SPRG use only)

Reviewed By: JK

Date: 11-5-19

SPRG No: 5073



NOTES:

1. State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
2. A parcel plat map of even date hereby accompanies this legal description.

| Drawn By: | Checked By: | Scale | Date     | Job No. |
|-----------|-------------|-------|----------|---------|
| ED        | DKB         |       | 10/21/19 | 19-023  |

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THENCE N 89°17'58" E, 20.06 feet along the north line of Lot 9 and said fire lane easement, and along the south line of Royal Lane, to a point for an inset northerly corner of said fire lane easement;

THENCE departing the north line of Lot 9 and the south line of Royal Lane, along the north line of said fire lane easement, around a non-tangent curve to the left having a central angle of 95°37'27", a radius of 24.00 feet, a chord of S 42°26'11" E - 35.57 feet, an arc length of 40.06 feet to a point for corner;

THENCE N 89°45'05" E, 277.84 feet into Lot 9, along the north line of said fire lane easement to a point for corner;

THENCE N 00°19'07" W, 28.73 feet through Lot 9 to a point on the north line of Lot 9 and the south line of Royal Lane, a point for corner;

THENCE N 89°17'58" E, 20.00 feet along the north line of Lot 9 and said fire lane easement, and along the south line of Royal Lane to the POINT OF BEGINNING with the subject tract containing 7,647 square feet or 0.176 acres of land.

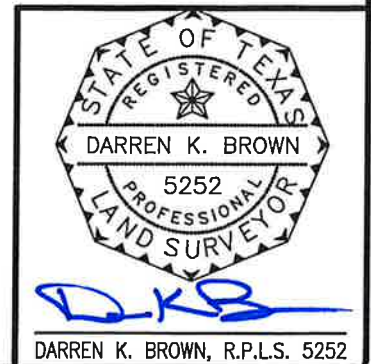
PAGE 2 OF 3

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Reviewed By:    JK   

Date:    11-5-19   

SPRG No:    5073   



**SPIARS ENGINEERING**  
765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077  
TBPE No. F-2121 • TBPLS No. F-10043100

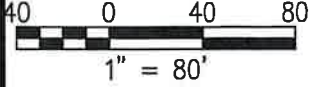
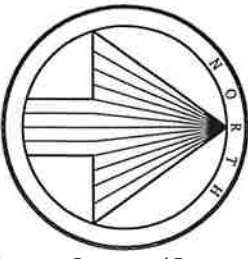
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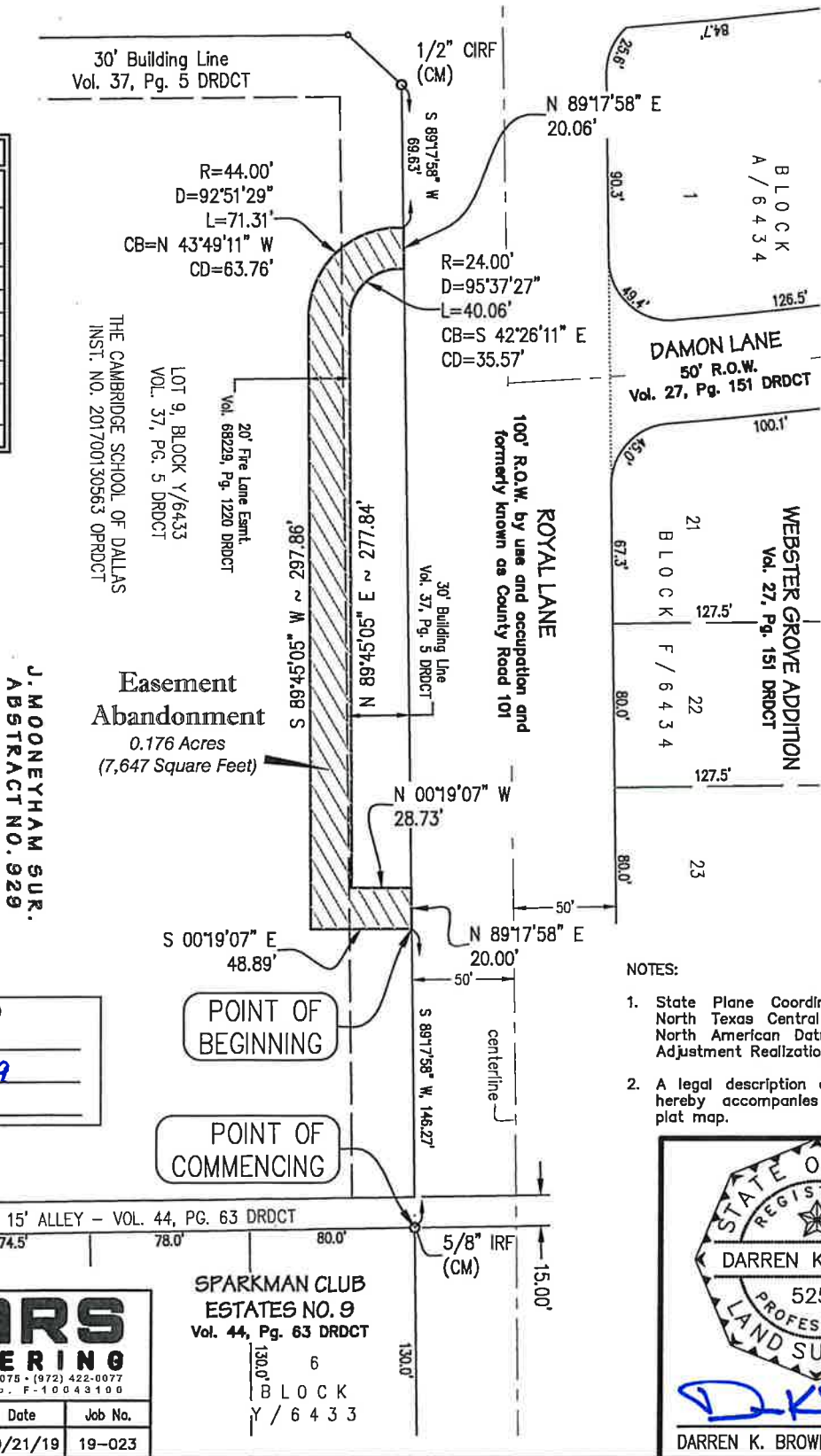
1. State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
2. A parcel plat map of even date hereby accompanies this legal description.

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 CITY OF DALLAS, DALLAS COUNTY, TEXAS



| LEGEND    |   |
|-----------|---|
| OPRDCT    | Official Public Records, Dallas County, Texas |
| DRDCT     | Deed Records, Dallas County, Texas            |
| Inst. No. | Instrument Number                             |
| Vol.      | Volume  |
| Pg.       | Page  |
| S.F.      | Square Feet                                   |
| (CM)      | Controlling Monument                          |
| R.O.W.    | Right of way                                  |
| 1/2" CIRF | 1/2 inch Iron rod with plastic cap found      |
| 5/8" IRF  | 5/8 inch Iron rod found                       |



J. MOONEYHAM SUR.  
 ABSTRACT NO. 929

**Easement Abandonment**  
 0.176 Acres  
 (7,647 Square Feet)

POINT OF BEGINNING

POINT OF COMMENCING

**NOTES:**

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PAGE 3 OF 3

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|-----------|-------------|----------|----------|---------|
| ED        | DKB         | 1" = 80' | 10/21/19 | 19-023  |

SPARKMAN CLUB  
 ESTATES NO. 9  
 Vol. 44, Pg. 63 DRDCT  
 6  
 BLOCK  
 Y / 6 4 3 3