

EXHIBIT "A"

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	210.00'	330.52'	N 45°11'09" E	297.45'

Property Description

BEING a 1.273 acres tract of land out of the D. EDDLEMAN SURVEY, ABSTRACT No. 440, Parker County, Texas; being all of that certain tract conveyed to CITY OF HUDSON OAKS in Clerk's File No. 202241231, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); also being all of that certain LOT 1, BLOCK 7, LAKESHORE HILLS ESTATES, THIRD FILING, according to the plat recorded in Volume 276, Page 637, Deed Records, Parker County, Texas (D.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 1/2" capped iron rod in the east right-of-way of Lakeshore Drive, and at the northwest corner of a certain tract of land conveyed to CITY OF HUDSON OAKS in Clerk's File No. 202130269, R.P.R.P.C.T., for the southwest for the southwest corner of Lot 1 and this tract;

THENCE along the arc of a curve to the right, having a radius of 210.00 feet, an arc length of 330.52 feet, and whose chord bears N 45°11'09" E, 297.45 feet, to a found 60d nail in the south right-of-way of said road, for a corner of Lot 1 and this tract;

THENCE N 89°31'02" E, 99.75 feet, with the south right-of-way of said road to a found 5/8" iron rod at the northwest corner of Lot 2, in said Block 7, for the northeast corner of Lot 1 and this tract; WHENCE a found 5/8" iron rod at the northeast corner of said Lot 2 bears N 89°31'02" E, 149.90 feet;

THENCE S 00°15'30" W, 208.06 feet, with the common line of said Lots 1 and 2, to a set 1/2" capped iron rod stamped "TEXAS SURVEYING" in the north line of a certain Lot 10R, OAKRIDGE ADDITION, according to the plat recorded in Plat Cabinet E, Slide 339, P.R.P.C.T., for the southeast corner of Lot 1 and this tract; WHENCE a found 1/2" capped iron rod at the northeast corner of said Lot 10R bears N 89°33'13" E, 76.95 feet;

THENCE S 89°33'13" W, at 171.98 feet, passing a found 1/2" capped iron rod at the northerly common corner of said Lot 10R and said CITY OF HUDSON OAKS (202130269) tract, and in all 311.70 feet, to the POINT OF BEGINNING.

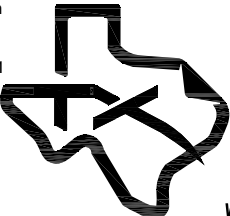
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

Micah Hamilton, Registered Professional Land Surveyor No. 5865  
Texas Surveying & Engineering, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, TX 76086  
weatherford@txsurveying.com - 817-594-0400  
W2504026 - April 18, 2025

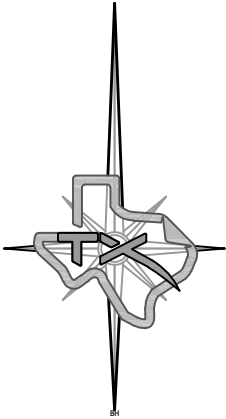
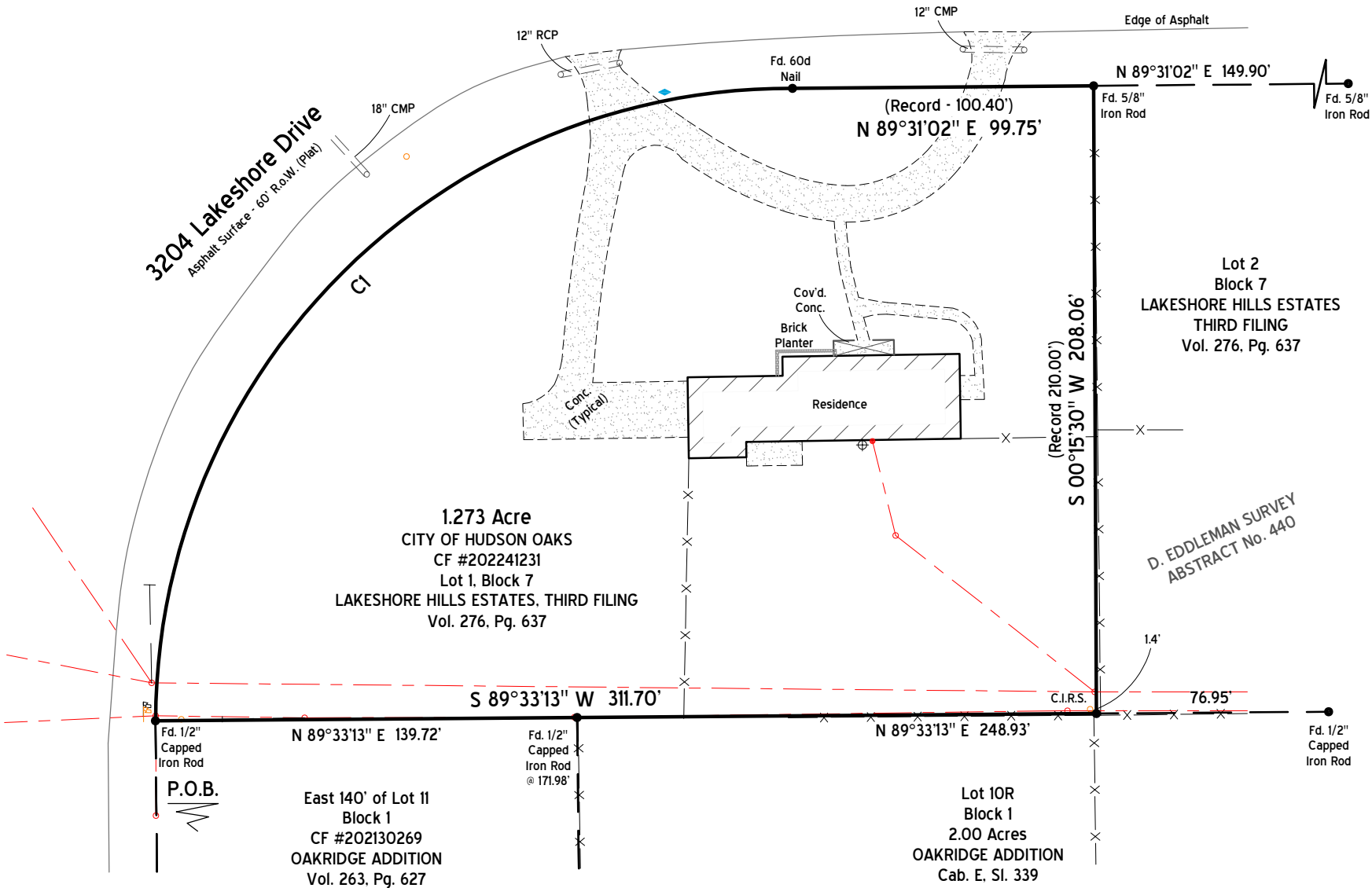


Notes:

- 1) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- 2) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid - US Survey Feet)
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.
- 6) C.I.R.S. - Set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC"



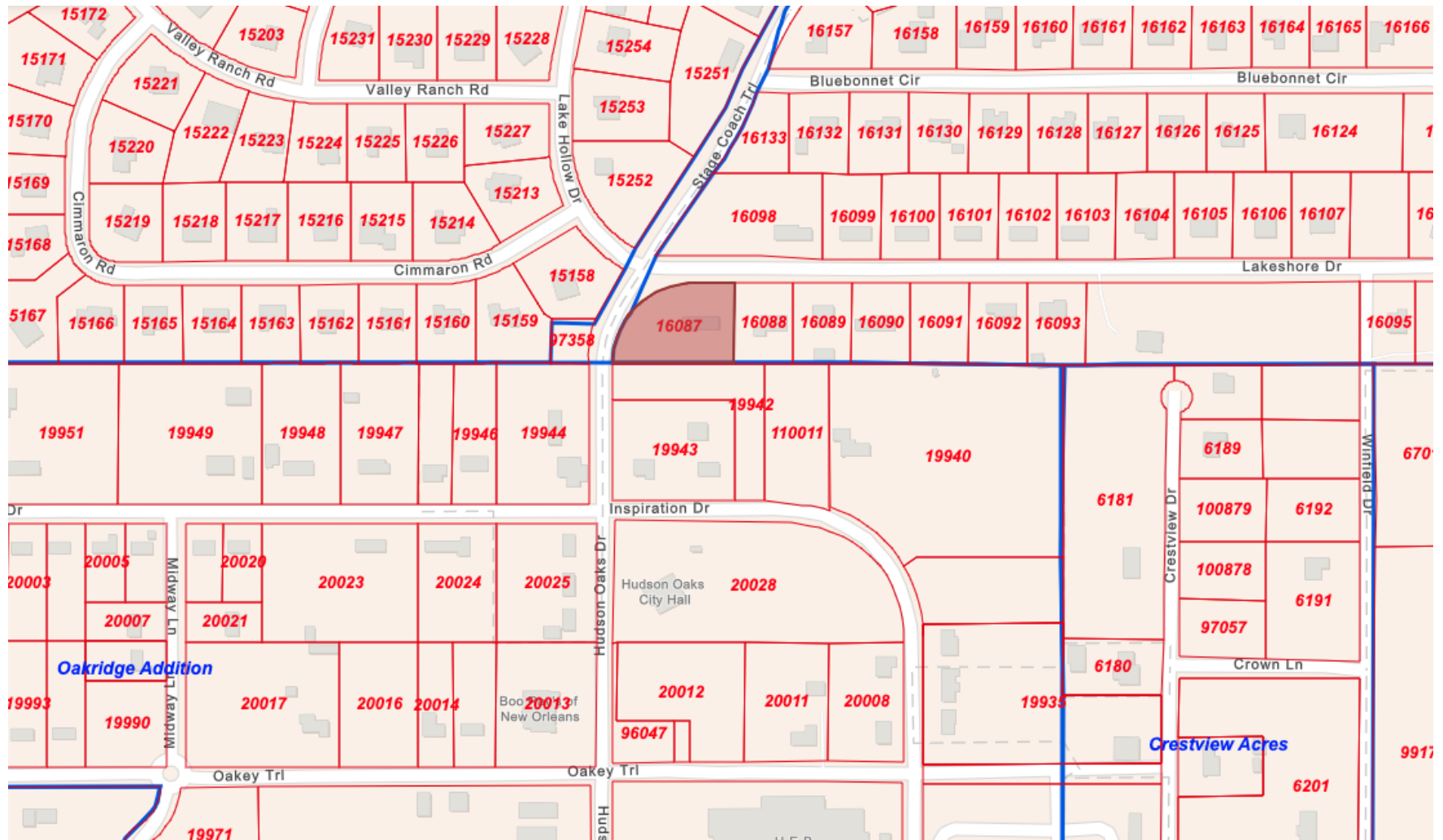
TEXAS  
SURVEYING &  
ENGINEERING  
INC.  
WEATHERFORD - MINERAL WELLS - ALEDO  
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586



Legend			
	Light Pole		Water Meter
	Power Pole		Fire Hydrant
	Overhead Electric		Telecom Cable Marker
	Guy Wire		Septic Lid
	Electric Meter		Gas Meter
	Electric Box		Natural Gas Line Marker
	Telecom		Storm Drain Manhole
	Telecom Vault		Fence



3204 Lakeshore Drive



Property Description

BEING a 5.127 acre tract of land out of the J.F. EARNEST SURVEY, ABSTRACT No. 433, Parker County, Texas; being all of those certain Tracts 1 through 3, conveyed to CITY OF HUDSON OAKS in Doc. No. 201604645, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); also being all of Tract 5, North Oakridge Acres, according to the plat recorded in Plat Cabinet A, Slide 52, Plat Records, Parker County, Texas (P.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 3/8" iron rod at the north intersection of North Oakridge Drive and Red Eagle Trail and at the southwest corner of said Tract 5 and of said Tract 1 for the southwest and beginning corner of this tract;

THENCE N 06°09'19" E, 2.15 feet, with the east line of said North Oakridge Drive, set 1/2" capped iron rod stamped "TEXAS SURVEYING" for a corner of this tract;

THENCE with the arc of a curve to the left, having a radius of 1472.70 feet, an arc length of 449.06 feet, and whose chord bears N 02°34'49" W, 447.32 feet, with the east right-of-way of said North Oakridge Drive to a found 3/8" iron rod at the southwest corner of a certain tract of land conveyed to GRAYSNECK, in Volume 1436, Page 1583, R.P.R.P.C.T., and at the northwest corner of said Tract 5 and said Tract 3, for the northwest corner of this tract;

THENCE S 89°45'04" E, 521.14 feet, to a found 3/8" iron rod at the southeast corner of said GRAYSNECK tract and in the west line of a certain Lot 11, Block A, RED EAGLE RANCH, PHASE 1, according to the plat recorded in Plat Cabinet C, Slide 495, P.R.P.C.T., for the northwest corner of this tract;

THENCE S 00°38'19" W with the west line of said Block A, at 304.00 feet, passing a found 1/2" capped iron rod, in the west line of Lot 15, in said Block A, and at the easterly common corner of said Tracts 1 and 2, and in all 449.47 feet to a set 1/2" capped iron rod stamped "TEXAS SURVEYING" in the north line of said Red Eagle Trail, for the southwest corner of this tract; WHENCE a found 1/2" iron rod bears N 89°41' W, 0.53 feet;

THENCE N 89°41'16" W, 496.22 feet, with the north right-of-way of said Red Eagle Trail, to the POINT OF BEGINNING and containing 5.127 acres, more or less.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966  
Texas Surveying & Engineering, Inc. - Weatherford Branch  
104 S. Walnut Street, Weatherford, TX 76086  
weatherford@txsurveying.com - 817-594-0400  
W2504025 - April 18, 2025

Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

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4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) C.I.R.S. - Set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC"



CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	1472.70'	449.06'	N 02°34'49" W	447.32'
C2	1472.70'	138.94'	N 03°27'09" E	138.89'
C3	1472.70'	150.07'	N 02°10'10" W	150.00'
C4	1472.70'	160.05'	N 08°12'08" W	159.97'
LINE	BEARING		DISTANCE	
L1	N 06°09'19" E		2.15'	

LINDA FAYE GRAYSNECK  
Tract 1  
Vol. 1436, Pg. 1583  
South 200' of Lot 6, Block 1  
NORTH OAKRIDGE ACRES

Lot 11  
Block A  
RED EAGLE RANCH,  
PHASE 1  
Cab. C, Sl. 495

Lot 12  
Block A  
RED EAGLE RANCH,  
PHASE 1  
Cab. C, Sl. 495

Lot 15  
Block A  
RED EAGLE RANCH,  
PHASE 1  
Cab. C, Sl. 495

5.127 Acre  
CITY OF HUDSON OAKS  
Tracts 1, 2, & 3  
CF #201604645

Tract 5  
NORTH OAKRIDGE ACRES  
Cab. A, Sl. 52

Tract 3  
Tract 2

Tract 2  
Tract 1

C.I.R.S.  
Fd. 1/2" Iron Rod Brs.  
N 89°41' W, 0.53'

Red Eagle Trail  
60' ROW - (Vol. 2492, Pg. 109)

Legend			
	Light Pole		Water Well
	Power Pole		Fire Hydrant
	Overhead Electric		Water Valve
	Guy Wire		Septic Lid
	Electric Meter		Gas Meter
	Electric Box		Sanitary Sewer Manhole
	Telecom		Storm Drain Manhole
	Telecom Vault		Fence



602 N. Oakridge Drive

