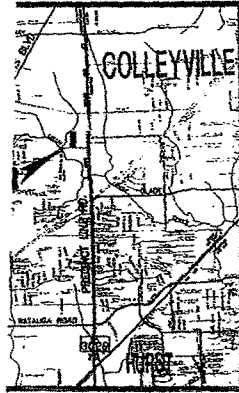


EXHIBIT "A"

Legal Description for Grace Meadows, an Addition to the City of North Richland Hills, Tarrant County, Texas per attached Plat of Record:



Scale in Feet
1" = 60'

E	BEARING	DISTANCE
1	N 45° 00' 00" E	14.14'
2	EAS	13.88'
3	N 45° 00' 00" W	14.14'
4	N 45° 00' 00" E	14.14'
5	EAS	13.88'
6	N 40° 49' 17" W	11.95'
7	N 45° 00' 00" W	14.14'
8	S 45° 02' 37" W	14.88'
9	S 44° 50' 42" W	12.85'

DELTA	TANGENT	CHORD
20° 27'	35.15'	112° 50' 13" E 172.86'
10° 22'	31.35'	112° 50' 13" E 172.86'
05° 58'	9.01'	112° 50' 13" E 172.86'
20° 19'	17.94'	S 79° 49' 50" W 35.31'
28° 07'	19.05'	N 10° 14' 03" E 35.31'

ALL STREET CENTERLINE
SHALL BE MARKED WITH
LOT CORNERS, ANGLE POINTS
RED WITH 1/2 INCH STEEL
7 INCH UNLESS NOTED OTHERWISE

POWER POLE ON SOUTH SIDE OF KIRK ROAD
WEST LINE OF PRECINCT LINE
1
115 MONUMENT GPS24 FOUND AS PUBLISHED

NRH
City of North Richland Hills, Texas

WHEREAS the Planning and Zoning Commissions of the City of North Richland Hills, Texas voted affirmatively on this 19 day of July, 2003 to recommend approval of this Plat by the City Council.

Chairman: *Don A. Gaudin*
Secretary: *John H. Brown*

Witness: *John H. Brown*
Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of North Richland Hills, Texas voted affirmatively on this 19 day of July, 2003 to approve this Plat.

State of Texas 0203315500
County of Tarrant Owners' Acknowledgement and Dedication

Whereas Stinson Development Corporation is the sole owner of the following described tract of land to wit:

ALL of that certain lot, tract or parcel of land situated in the STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266, Tarrant County, Texas being a portion of that same tract of land described in deed to Ramon H. Giles and Jeannette S. Giles as recorded in Volume 15584, Page 437, Deed Records, Tarrant County, Texas and being more particularly described by meters and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for the northwest corner of said Giles tract:

THENCE South 89 degrees 18 minutes 35 seconds East with the northerly boundary line of said Giles tract (the basis of bearings of the herein described tract) a distance of 414.03 feet to a 1/2 inch steel rod with cap stamped "MOAK SURV INC" set;

THENCE SOUTH a distance of 1109.87 feet to a 1/2 inch steel rod with cap stamped "MOAK SURV INC" set in Kirk Road (a variable width public right-of-way);

THENCE North 89 degrees 50 minutes 20 seconds West with Kirk Road a distance of 414.00 feet to the southwest corner of said Giles tract;

THENCE NORTH with the westerly boundary line of said Giles tract, passing at 23.81 a 1/2 inch steel rod with cap stamped "MOAK SURV INC" set in said northerly right-of-way line and continuing a total distance of 1113.14 feet to the PLACE OF BEGINNING and containing 10.5600 acres of land, more or less.

That Stinson Development Corporation does hereby certify that it is the legal owner of the above described tract of land and so hereby convey to the public for public use the streets, alleys, rights-of-way and any other public areas shown on this plat.

Lee Stinson
Lee Stinson
Stinson Development Corporation

State of Texas
County of Tarrant

Before me, the undersigned, a Notary Public in and for said county and state on this date personally appeared Lee Stinson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 15th day of August, 2003 A.D.

Vander Houdge
Notary Public for the State of Texas



THE FINAL PLAT OF GRACE MEADOWS AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS

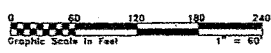
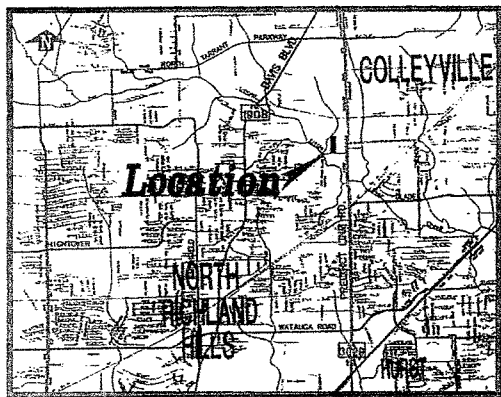
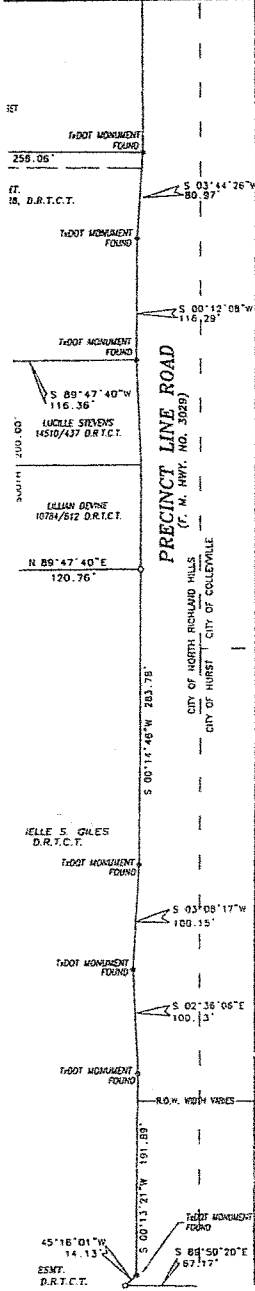
BEING 10.560 ACRES OUT OF THE
STEPHEN RICHARDSON SURVEY, ABSTRACT NO 1266
and the
W. C. NEWTON SURVEY, ABSTRACT NO 1182
TARRANT COUNTY, TEXAS

This plat is recorded in Cabinet A, Slide 3571, Plat Records, Tarrant County, Texas.

This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey made on the ground and that this plat correctly represents that survey made under my supervision.

Jason B. Rawlings
Jason B. Rawlings, R.P.L.S. No. 5665

11/8/16



LINE	BEARING	DISTANCE
L1	N 45°00'00"E	14.14'
L2	EAST	13.86'
L3	EAST	13.86'
L4	N 45°00'00"W	14.14'
L5	N 45°00'00"E	14.14'
L6	EAST	13.86'
L7	EAST	11.95'
L8	N 40°49'17"W	13.07'
L9	N 45°00'00"W	14.14'
L10	S 45°02'37"W	14.88'
L11	S 44°50'42"W	32.85'

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	250.00'	181.84'	41°40'27"	95.15'	N 20°50'13"E 177.88'
C2	240.00'	174.58'	41°40'27"	91.35'	N 20°50'13"E 170.74'
C3	30.33'	17.52'	33°05'58"	9.01'	N 73°27'02"E 17.28'
C4	100.00'	35.50'	20°20'19"	17.84'	S 78°49'50"W 35.31'
C5	100.00'	35.72'	20°28'07"	18.05'	N 10°14'03"E 35.53'

GENERAL NOTES:

- UPON COMPLETION OF CONSTRUCTION, ALL STREET CENTERLINE INTERSECTIONS AND POINTS OF CURVE SHALL BE MARKED WITH CROSSES CUT IN CONCRETE, AND ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE MARKED WITH 1/2 INCH STEEL RODS WITH CAP STAMPED "MOAK SURV INC" UNLESS NOTED OTHERWISE.

BENCHMARKS:

RAILROAD SPIKE IN POWER POLE ON SOUTH SIDE OF KIRK ROAD
 515' +/- WEST OF WEST LINE OF PRECINCT LINE
 ELEVATION = 621.53

NORTH RICHLAND HILLS MONUMENT GPS24 FOUND AS PUBLISHED
 ELEVATION = 637.45

SURVEYOR:
 DAVID C. MOAK SURVEYORS, INC.
 105 BEDFORD ROAD
 BEDFORD TX 76022
 817-268-2211
 fax 817-282-0481
 JASON B. RAWLINGS, R.P.L.S.

ENGINEER:
 GSWW, INC.
 3350 FOSSIL CREEK BLVD SUITE 210
 FORT WORTH TX 76137
 817-306-1444
 fax 817-306-1555
 JOSEPH REUE, P.E.

NRH

City of North Richland Hills, Texas

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this 17th day of July, 2023 to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Affect: Secretary, Planning and Zoning Commission

12 of 16

S. RICHARDSON A-1758
K. C. HEDGECOCK A-1102

point of beginning

1/2" SCALE

TEXAS COORDINATE SYSTEM NAD 83 NC ZONE
N - 7009438.74 US SURVEY FEET
E - 2370949.82 US SURVEY FEET

QUANTITY OF SURVEY
STATE OF TEXAS

Surveyor's Certificate and Return Filed on the
10th day of the month of January, 2004, at the County Clerk's Office, Tarrant County, Texas.
Surveyor's Name: [Signature]
Surveyor's No.: 04123



COUNTY CLERK
TARRANT COUNTY, TEXAS

ANY PROVISIONS OF THE TEXAS CONSTITUTION OR THE
STATUTES OF THE STATE OF TEXAS WHICH ARE IN
CONFLICT WITH THE PROVISIONS OF THIS INSTRUMENT
SHALL BE VOID AND OF NO EFFECT.

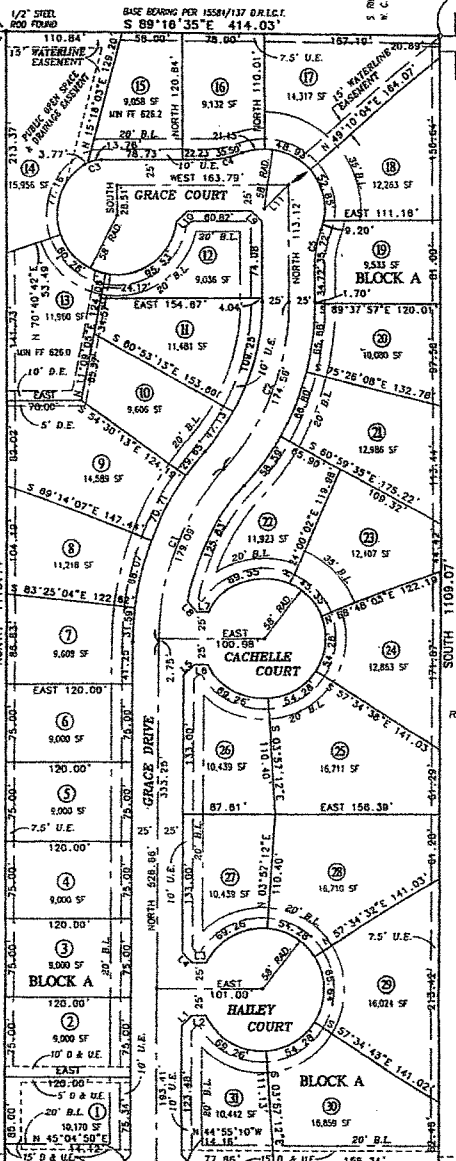
LUCILLE STEVENS
VOL. 11510, PG. 438, D.R.T.C.T.

GRID DATA (TEXAS COORDINATE SYSTEM NAD 83 NC ZONE) - N 00°40'14"W 1089.18' (TO DEED CORNER)
SOURCE - CITY OF NORTH RICHLAND HILLS MONUMENT NO. 24 & DAVIS TAPE
CONVERGENCE ANGLE - 0°42'39.411" COMBINED SCALE FACTOR - 0.9998481

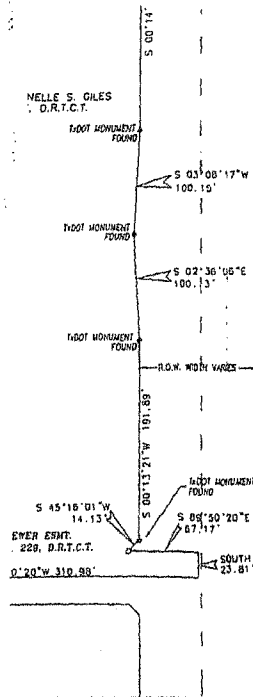
NORTH 1113.14'

RAMON VOL.

15' SANITARY SEWER ESMT.
VOL. 16843, PG. 232, D.R.T.C.T.



138716



100.00 36.72 20'28'07\"

GENERAL NOTES:

- UPON COMPLETION OF CONSTRUCTION, ALL STREET CENTERLINE INTERSECTIONS AND POINTS OF CURVE SHALL BE MARKED WITH CROSSES CUT IN CONCRETE, AND ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE MARKED WITH 1/2 INCH STEEL RODS WITH CAP STAMPED "MOAK SURV INC" UNLESS NOTED OTHERWISE.

BENCHMARKS:

RAILROAD SPIKE IN POWER POLE ON SOUTH SIDE OF KIRK ROAD
515 +/- WEST LINE OF PRECINCT LINE
ELEVATION = 621.53

NORTH RICHLAND HILLS MONUMENT GP524 FOUND AS PUBLISHED
ELEVATION = 637.45

SURVEYOR:

DAVID C. MOAK SURVEYORS, INC.
105 BEDFORD ROAD
BEDFORD TX 76022
817-258-2211
fax 817-282-0401
JASON B. RAWLINGS, R.P.L.S.

ENGINEER:

CSWW, INC.
3950 FOSSIL CREEK BLVD SUITE 210
FORT WORTH TX 76137
817-306-1444
fax 817-306-1555
JOSEPH REVE, P.E.

OWNER/APPLICANT/DEVELOPER:

STINSON DEVELOPMENT CORPORATION
7510 DAVIS BOULEVARD SUITE D
NORTH RICHLAND HILLS TX 76180
817-428-8993
fax 817-485-5802
LEE STINSON

N R H
City of North Richland Hills, Texas

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this 12 day of April 2003 to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission
Attest:
Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of North Richland Hills, Texas voted affirmatively on this 11 day of April 2003 to approve this plat for filing of record.

Mayor, City of North Richland Hills
Attest:
City Secretary

Notary Public in and for the State of Texas

THE FINAL PLAT OF
GRACE MEADOWS
AN ADDITION TO THE CITY OF
NORTH RICHLAND HILLS

BEING 10.560 ACRES OUT OF THE
STEPHEN RICHARDSON SURVEY, ABSTRACT NO 1286
and the
W. C. NEWTON SURVEY, ABSTRACT NO 1182
TARRANT COUNTY, TEXAS

This plat is recorded in Cabinet A, Slide 857, Plat Records, Tarrant County, Texas.

This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey made on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made under my supervision.

Jason B. Rawlings, R.P.L.S. No. 6665

Scale 1" = 60'

LEGEND:
• FOUND STEEL ROD
• SET CAPPED STEEL ROD
• CROSS CUT IN CONCRETE
• FOUND STEEL PIPE
• FOUND BOLS O'ARC STAKE
--- UTILITY LINE
--- CENTERLINE FENCE

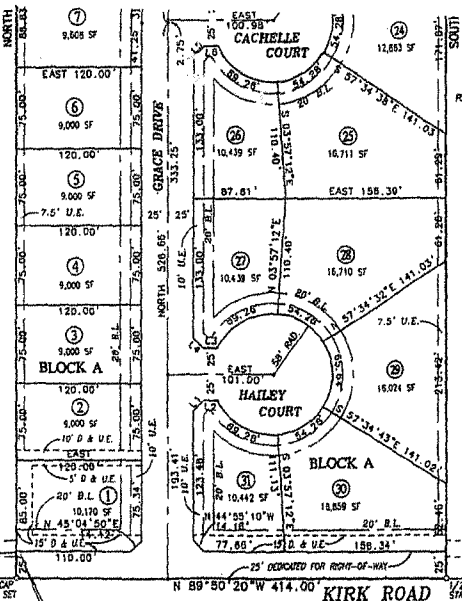


Revised 08-05-2003 add materials cover
Revised 07-10-2003 per city corner

DAVID C. MOAK
Surveyors, Inc.
REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 504, HURST, TEXAS 76114
NITRO 817-266-2211 • FAX 817-266-2204
www.moaksurveyors.com

Date 04-22-2003 Job # 02-2

CRD DATA (TEXAS COORDINATE SYSTEM NAD 83 NC SOURCE - CITY OF NORTH RICHLAND HILL CONVERGENCE ANGLE - 0°42'58.41")



RAMON H. GILES and JEANELLE S. GILES
VOL 15584, PG. 137, D.R.T.C.T.

GENERAL NOTES:

- UPON COMPLETION INTERSECTIONS AND CROSSERS CUT IN AND POINTS OF C RDS WITH CAP S

SURVEYOR:

DAVID C. MOAK SURVEYORS,
105 BEDFORD ROAD
BEDFORD TX 76022
817-268-2211
fax 817-262-0401
JASON S. RAWLINGS, R.P.L.T.

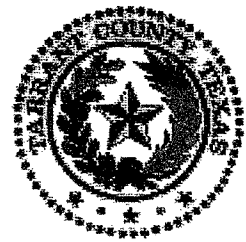
ENGINEER:

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OWNER/APPLICANT/DEVELOPER

STINSON DEVELOPMENT CO
7510 DAVIS BOULEVARD SU
NORTH RICHLAND HILLS TX
817-428-9993
fax 817-485-5802
LEE STINSON

150716



SAFECO LAND TITLE
1500 W SOUTHLAKE BLVD #100
JANE NELSON
SOUTHLAKE TX 76092

Submitter: SAFECO LAND TITLE - ZSAFE 001

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 02/17/2004 01:14 PM
Document No.: D204049453
WD 17 PGS \$44.00

L

By: _____



D204049453

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

16716