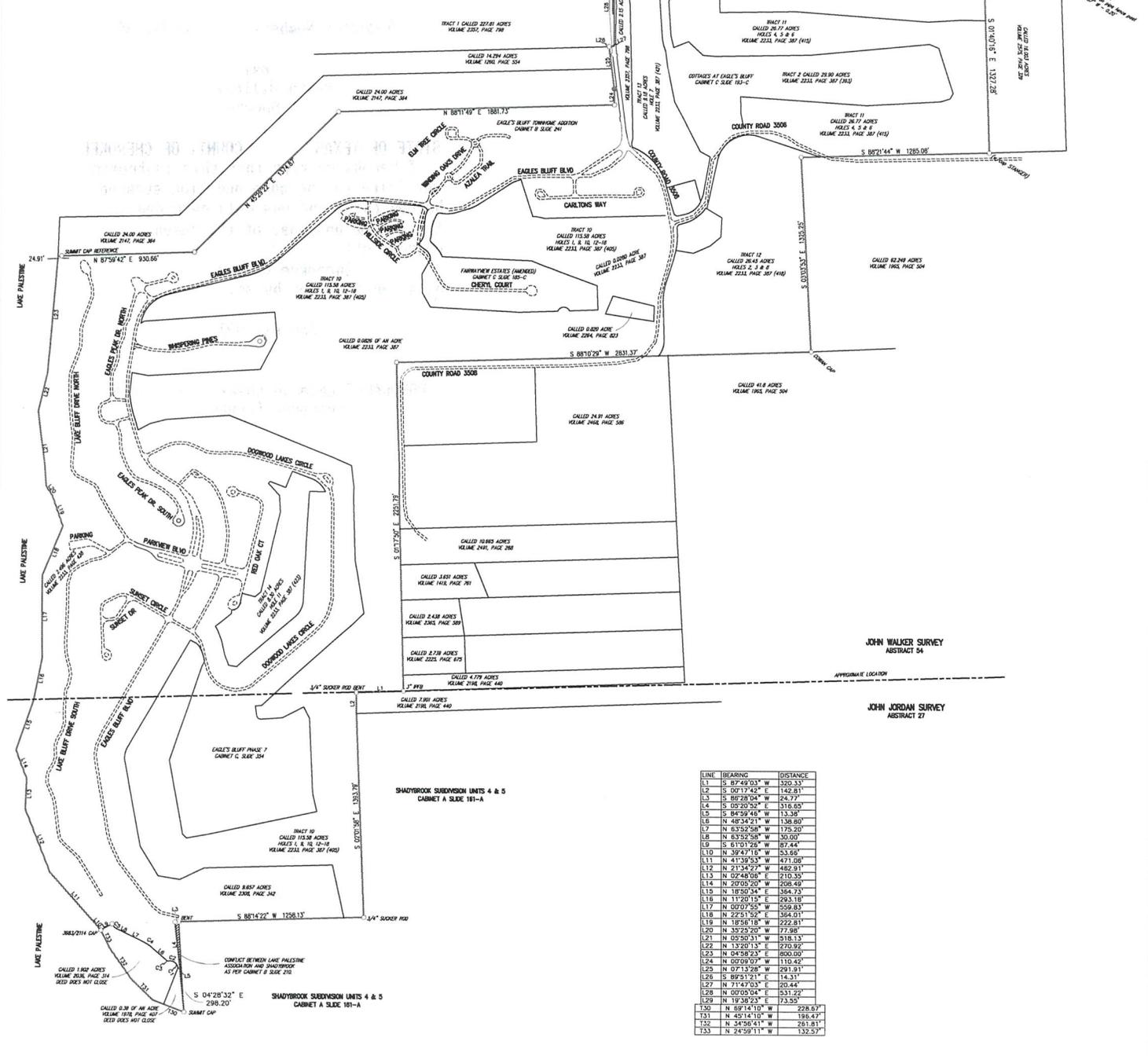


Exhibit A

485.691 ACRES
BEING ALL OF A CALLED
28.800 ACRES AS SURVEYED BY STANCER SURVEYING (MARCH 2023)
EAGLE'S BLUFF, PHASE 7 CABINET C, SLIDE 354
12.788 ACRES 2401/1
TRACT 2 - 29.80 ACRES 2233/387 (393)
TRACT 10 - 115.58 ACRES HOLES 1, 9, 10, 12-18 2233/387 (405)
TRACT 11 - 28.77 ACRES HOLES 4, 5 & 6 2233/387 (415)
TRACT 12 - 28.45 ACRES HOLES 2, 3, & 8 2233/387 (418)
TRACT 13 - 9.18 ACRES HOLE 11 2233/387 (421)
TRACT 14 - 8.30 ACRES HOLE 12 2233/387 (423)
ALL LOTS IN THE COTTAGE AT EAGLE'S BLUFF (CAB C SLIDE 193-C)
2.15 ACRES 2486/678
ALL LOTS IN AMENDED PLAT ADDITION TO UTILITY EASEMENT FAIRWAY VIEW ESTATES (CAB C SLIDE 185-C)
9.657 ACRES 2308/342
ALL LOTS IN EAGLE'S BLUFF TOWN HOME ADDITION (CABINET B SLIDE 241)
ALL LOTS IN EAGLE'S BLUFF SECTION ONE (CABINET B SLIDES 93-101)
ALL LOTS AMENDED EAGLE'S BLUFF SECTION TWO (CABINET B SLIDES 134 & 135)
ALL LOTS EAGLE'S BLUFF SECTION THREE (CABINET B SLIDE 175)
ALL LOTS EAGLE'S BLUFF SECTION FOUR (CABINET B SLIDE 176)
ALL LOTS EAGLE'S BLUFF SECTION FIVE (CABINET B SLIDE 210)
2.496 ACRES 2233/387
0.0280 OF AN ACRE 2233/387
0.0826 OF AN ACRE 2233/387
0.820 OF AN ACRE 2284/823
1.902 ACRES 2036/314 (DEED DOESN'T CLOSE)
0.39 OF AN ACRE 1978/407 (DEED DOESN'T CLOSE)
CHEROKEE COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	S 87°49'03" W	320.33'
L2	S 00°17'42" E	142.81'
L3	S 88°28'04" W	24.77'
L4	S 09°20'52" E	316.65'
L5	S 84°50'48" W	133.38'
L6	N 48°34'21" W	136.80'
L7	N 63°52'56" W	175.20'
L8	N 63°52'56" W	20.00'
L9	S 61°01'28" W	87.44'
L10	N 39°47'18" W	53.58'
L11	N 41°39'53" W	471.08'
L12	N 21°34'27" W	482.91'
L13	N 02°48'08" E	910.35'
L14	N 20°05'20" W	208.49'
L15	N 18°50'04" E	384.73'
L16	N 11°20'15" E	293.18'
L17	N 00°07'55" W	559.83'
L18	N 22°51'25" E	364.01'
L19	N 18°58'18" W	222.81'
L20	N 39°25'20" W	173.28'
L21	N 02°50'15" E	918.13'
L22	N 13°20'13" E	270.92'
L23	N 04°58'23" E	800.60'
L24	N 00°09'07" W	110.42'
L25	N 07°13'26" W	291.91'
L26	S 89°51'21" E	143.31'
L27	N 71°47'03" E	20.44'
L28	N 00°05'04" E	531.22'
L29	N 18°38'23" E	133.20'
L30	N 89°14'10" W	228.67'
L31	N 45°14'10" W	195.47'
L32	N 34°58'41" W	261.81'
L33	N 24°59'11" W	132.57'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.20'	51.52'	50°18'03"	N 27°15'48" W	43.71'
C2	45.21'	51.48'	50°18'06"	N 27°15'23" W	43.72'
C3	11.81'	12.50'	54°09'20"	N 78°38'19" W	11.36'
C4	80.12'	223.00'	15°18'54"	N 26°13'38" W	59.84'
C5	48.94'	75.00'	37°23'13"	N 42°25'19" W	48.06'

- LEGEND:
- 11 DEED CALL
 - 1/2" RED W/CAP (COC RPLS. 5080)
 - 1/2" RED
 - FENCE
 - A/C
 - POWER POLE
 - POWER LINE
 - WATER METER
 - TELEPHONE PEDESTAL
 - CABLE BOX
 - ELECTRIC BOX
 - ELECTRIC METER
 - GAS METER
 - LIGHT POLE
 - METER POLE
 - PIPE HORIZONTAL
 - SEPTIC TANK
 - UTILITY ANCHOR
 - CLEAN OUT
 - SAFETY SENSORY MANHOLE
 - TBM
 - WATER VALVE
 - UNLESS OTHERWISE NOTED

NOTE: The purpose of this survey is to define the outer perimeter of Eagle's Bluff. This does not define interior lots and/or tracts.

This survey was prepared without the benefit of a Title Commitment and is subject to any encumbrances of record not indicated or shown hereon.

NOTE: Bearings are based on the Texas State Plane Coordinate System, Texas North Central, Zone 4202, NAD 83.

I, James Garrett Cain, do hereby certify that this Plat accurately represents an on the ground survey made under my direct supervision on July 16, 2023 and is being submitted along with a Legal Description of the property shown hereon.



James Garrett Cain
Registered Professional Land Surveyor
State of Texas No. 55980

DRAWN BY: DSK	APPROVED BY: J.G.C.	REVISIONS:	A SURVEY FOR STEVE PLIBOW	TIPPLES NO. 10189100
DATE: 8/1/2023	PLS# NO: J3249	8/1/2023 ADDED 28.800 ACRES	EAGLE'S BLUFF COUNTRY CLUB	315 HWY. 110 SOUTH-WHITEHOUSE, TEXAS 75796
DWG. NO.: J3249	DMC: Boundary	8/16/2023 HAD WRONG ACHARGE	CHEROKEE COUNTY, TEXAS	PHONE: 800-530-1104 FAX: 800-530-1104