

Exhibit A – Property Description – Ordinance No. 3906 – Page 1 of 1

Zoning Case ZC25-0134

Tract 2D1, John McComas Survey, Abstract 1040

6900 Hewitt Street, North Richland Hills, Texas

WHEREAS Ivana Martinez Holland is the owner of all that certain 0.4026 acre of land, described in the deed recorded in Document Number D225030577 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the J.C. McComas Survey, Abstract 1040, City of North Richland Hills, Tarrant County, Texas, more particularly described by metes and bounds as follows (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at a ½-inch iron rod found for the northwest corner of the herein described tract, at the intersection of the east right-of-way line of Hewitt Street (right-of-way varies) and the south right-of-way line of Briardale Drive (a 50-foot right-of-way);

THENCE North 88°19'09" East – 231.14 feet (called East – 238 feet) to a ½-inch iron rod found for the northeast corner of the herein described tract, common to the northwest corner of Lot 1R, Block 1, Mollie B. Collins Addition, recorded in Document Number D220059843, P.R.T.C.T.;

THENCE South 03°22'38" East – 75.18 feet (called South – 75 feet) along the east line of the herein described tract, common to the west line of said Lot 1R, Block 1, Mollie B. Collins Addition, to a ½-inch iron rod with a cap stamped SPRY 5647 set for the southeast corner of the herein described tract, common to the northeast corner of the Remainder Tract of the tract of land described in the deed to James D. Tarwater, recorded in Volume 7168, Page 255, D.R.T.C.T.;

THENCE South 88°19'09" West – 235.67 feet (called West – 238 feet) along the south line of the herein described tract, common to the north line of said Remainder Tract, to a ½-inch iron rod found for the southwest corner of the herein described tract, common to the northwest corner of said Remainder Tract, in the east right-of-way line of said Hewitt Street;

THENCE North 00°04'32" East – 75.18 feet (called North – 75 feet), along the west line of the herein described tract, common to the east right-of-way line of said Hewitt Street, to the **POINT OF BEGINNING** and containing 0.4026 acre of land.