

Exhibit A – Property Description – Ordinance No. 3812 – Page 1 of 2

Zoning Case ZC23-0073

Lots 5K, 6K, and 19K, Calloway Acres Addition
3900 Scruggs Drive, North Richland Hills, Texas

BEING a 1.148 acre tract of land out of Lots 4 and 5 of Calloway Acres, an addition to the City of Fort Worth, Tarrant County, Texas recorded in Volume 1481, Page 285 of the Deed Records of Tarrant County, Texas, and being all of the tract of land described in the deed to Society of St. Pius X of Texas recorded in Volume 10746, Page 56 of said Deed Records of Tarrant County, Texas, said 1.148 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of said Society of St. Pius X of Texas tract of land, said point also being in the common west line of said Calloway Acres and east right-of-way line of Scruggs Drive;

THENCE North 00 degrees 00 minutes 00 seconds West, with the common west line of said Society of St. Pius X of Texas tract of land, west line of said Calloway Acres, and east right-of-way line of said Scruggs Drive, a distance of 240.00 feet to a point for the northwest corner of said Society of St. Pius X of Texas tract of land;

THENCE North 89 degrees 40 minutes 00 seconds East, with the north line of said Society of St. Pius X of Texas tract of land, a distance of 250.00 feet to a point for the northeast corner of said Society of St. Pius X of Texas tract of land, said point also being in the west right-of-way line of Parchman Street;

THENCE South 00 degrees 00 minutes 00 seconds East, with the common east line of said Society of St. Pius X of Texas tract of land and west right-of-way line of said Parchman Street, a distance of 160.00 feet to a point for the most easterly southeast corner of said Society of St. Pius X of Texas tract of land, said point also being the northeast corner of Lot 3R of Calloway Acres, an addition to the City of Fort Worth, Tarrant County, Texas recorded in Volume 388-197, Page 10 of the Plat Records of Tarrant County, Texas;

THENCE South 89 degrees 40 minutes 00 seconds West, with a common south line of said Society of St. Pius X of Texas tract of land and north line of said Lot 3R, a distance of 125.00 feet to a point for a common reentrant corner of said Society of St. Pius X of Texas and the northwest corner of said Lot 3R;

THENCE South 00 degrees 00 minutes 05 seconds West, with a common east line of said Society of St. Pius X of Texas tract of land and the west line of said Lot 3R, a distance of 80.00 feet to a point for the most southerly southeast corner of said Society of St. Pius X of Texas tract of land;

THENCE South 89 degrees 40 minutes 00 seconds West, with the south line of said Society of St. Pius X of Texas tract of land, a distance of 125.00 feet to the **POINT OF BEGINNING** and containing 1.148 acres of land.

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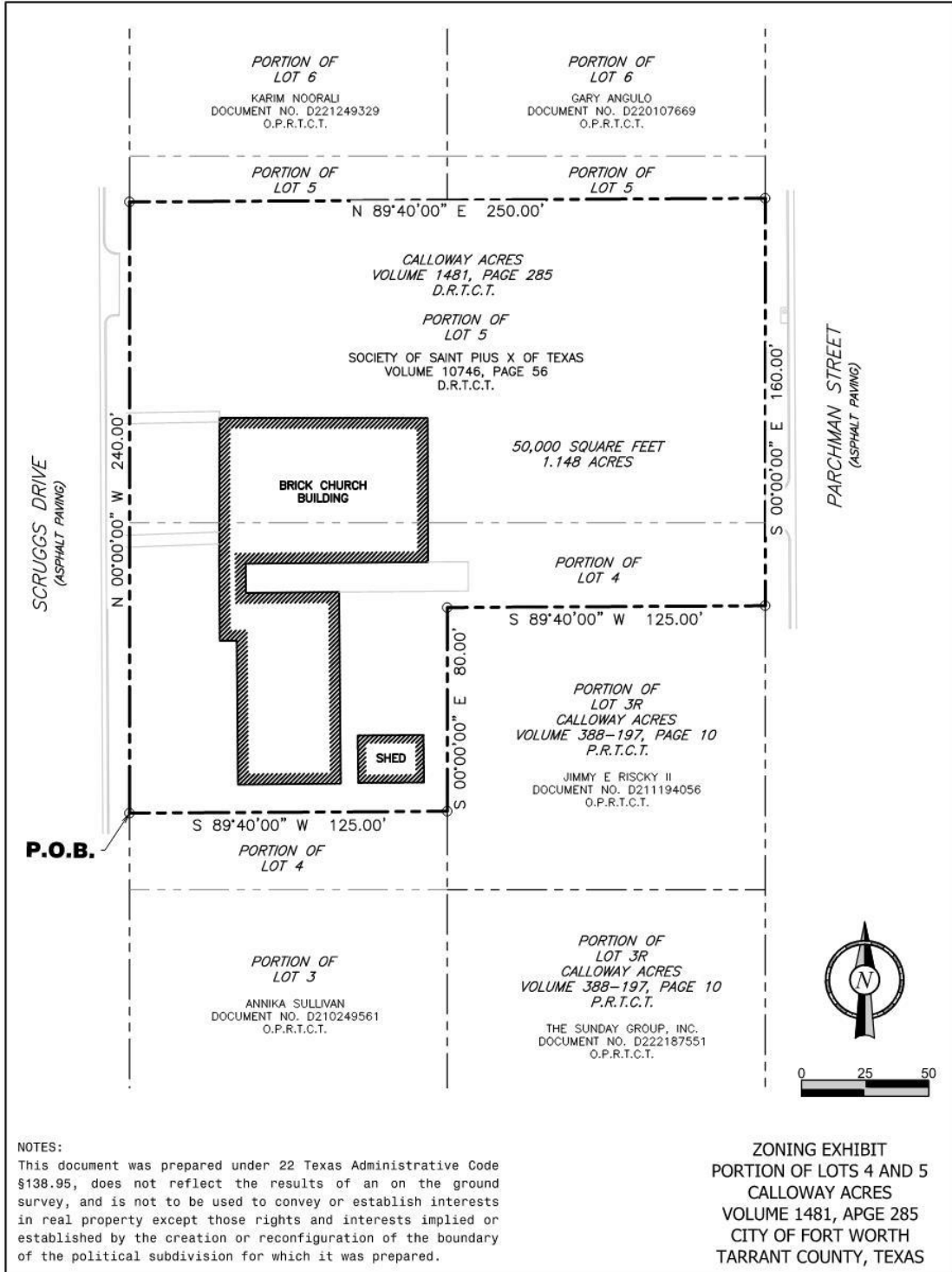


Exhibit A – Property Description – Ordinance No. 3812 – Page 3 of 2

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