

**Exhibit A – Property Description – Ordinance No. 3754 – Page 1 of 1**

Zoning Case ZC21-0016

Wayfarer

Tract 1A2, John C Yates Survey, Abstract 1753  
6716 Stardust Drive, North Richland Hills, Texas

**BEING** a 2.86-acre portion of a tract of land situated in the John C. Yates Survey, Abstract Number 1753, City of North Richland Hills, Tarrant County, Texas conveyed to Service King Paint & Body Inc, as described in a deed recorded in Volume 9290, Page 1785, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

**BEGINNING** at a capped iron rod found at the southeast corner of said Service King Paint & Body tract, at the most southerly corner of Block B, Estates at NRH, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the map thereof recorded in Volume A, Page 7954, Plat Records, Tarrant County, Texas, in the north line of St. Louis & Southwestern Railroad, a 100-foot right-of-way;

**THENCE** with the north line of said St. Louis & Southwestern Railroad South 64 degrees 27 minutes 17 seconds West, a distance of 563.28 feet, to a capped iron rod set stamped "GSI SURVEYING" for the southwest corner of said Service King Paint & Body tract, for the southeast corner of Lot 3, Block 1, Ranger Crossing, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the map thereof recorded in Volume 388-208, Page 44, Plat Records, Tarrant County, Texas;

**THENCE** with the common line between said Service King Paint & Body tract and with said Lot 3, North 02 degrees 51 minutes 18 seconds East, a distance of 390.84 feet, to a capped iron rod set, stamped "GSI SURVEYING" for the northwest corner of said Service King Paint & Body tract, for the beginning of a curve to the right, having a radius of 229.28 feet, in the south line of Stardust Drive, a 60-foot right-of-way;

**THENCE** with the south line of said Stardust Drive, the following three (3) courses and distances:

1. with said curve to the right, a chord bearing and distance of North 75 degrees 25 minutes 48 seconds East, 86.73 feet, an arc length of 87.26 feet;
2. North 64 degrees 33 minutes 47 seconds East, a distance of 34.79 feet, to the beginning of a curve to the right having a radius of 50.00 feet;
3. with said curve to the right a chord bearing and distance of North 73 degrees 36 minutes 03 seconds East, 88.40 feet, an arc length of 108.44 feet, to the northeast corner of said Service King Paint & Body tract;

**THENCE** with the common line between said Service King Paint & Body tract and with said Block B, South 54 degrees 03 minutes 55 seconds East, at 40.98 feet passing a capped iron rod found, in all a distance of 356.42 feet to the **POINT OF BEGINNING** and containing 2.860 acres of land.